



# Union County, NC

## Land Use Board

### Meeting Agenda

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Tuesday, September 16, 2025

6:00 PM

Board Room, First Floor

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#### Call to Order

Pledge of Allegiance and Moment of Reflection

#### Establish Voting Members

#### Additions and/or Deletions to the Agenda

#### Approval of the Agenda

#### Approval of the Minutes

[25-583](#)

July 15, 2025 Minutes

**Attachments:** [2025.07.15 LUB Minutes](#)

#### Agenda Item(s)

[25-552](#)

**Charlotte Aeromodelers Special Use Permit 2025-SUP-01**

**DETERMINATION OF CONFLICTS**

**INFORMATION CONTACT:**

Jim King, Senior Planner / Zoning Administrator, (704) 283-3605

**ACTION REQUESTED:**

Hold a Public Hearing to consider a Special Use Permit for Entertainment and Spectator Sports, Outdoor Major

**BACKGROUND:**

The Applicant, Charlotte Aeromodelers, is requesting a Special Use Permit to construct and operate an RC plane airfield on six leased acres on a 264.62-acre parcel located at 9509 Morgan Mill Rd. The intended use is for an airfield for the members of the Charlotte Aeromodelers to fly RC planes and to have occasional air shows that will be open to the public and other RC clubs. Since there will be spectators present at these

air shows the use is classified as Entertainment and Spectator Sports, Outdoor Major and requires a special use permit in RA-40

**FINANCIAL IMPACT:**

N/A

**Attachments:** [2025-SUP-01 Complete Application](#)  
[2025-SUP-01 SITE PLAN](#)  
[Building Elevations for 2025-SUP-01](#)  
[Impact Study for 2025-SUP-01](#)  
[2025-SUP-01 Staff Analysis](#)

**25-565****Rezoning Petition 2025-CZ-007 Rodriguez****DETERMINATION OF CONFLICTS****INFORMATION CONTACT:**

Bjorn E. Hansen, Senior Planner- Long Range Planning, 704-283-3690

**ACTION REQUESTED:**

Recommend approval or denial of proposed rezoning to the Board of Commissioners

**BACKGROUND:**

This case is requesting to rezone one parcel totaling two acres appearing on the tax map as tax parcel 09-128-014R located on Pageland Highway from RA-40 to Light Industrial (LI) with Conditions. The rezoning request is to allow the applicant to build a telecommunications equipment storage and office building.

A community meeting was held on August 26, 2025. One resident attended the meeting. They asked about driveway access to the site and impact on property values. No changes were made as a result of the community meeting.

**FINANCIAL IMPACT:**

None

**Attachments:** [Application for Conditional Rezoning](#)  
[2025-CZ-007 Rodriguez Letter of Intent](#)  
[2025-CZ-007 Rodriguez site plan 7-21-25](#)  
[CZ-2025-007 Rodriguez staff report LUB](#)

**25-564****Rezoning Petition 2025-CZ-008 Union Power****DETERMINATION OF CONFLICTS****INFORMATION CONTACT:**

Bjorn E. Hansen, Senior Planner- Long Range Planning, 704-283-3690

**ACTION REQUESTED:**



Recommend approval or denial of proposed rezoning to the Board of Commissioners

**BACKGROUND:**

This case is requesting to rezone one parcel totaling 161.1 acres appearing on the tax map as tax parcel 02-202-008 along Mills Harris Road from RA-200 CZ to RA-200 CZ with Amended Conditions. The rezoning request is to allow Union Power to construct a transformer substation on the eastern portion of the site.

A community meeting was held on August 27, 2025. A total of four residents attended the meeting. Residents asked about gate access to the site and site flexibility for other uses, such as a landfill. No changes were made as a result of the community meeting.

**FINANCIAL IMPACT:**

None

**Attachments:** [2025 0627 Signed application](#)  
[2025-CZ-008 Union Power Application](#)  
[2025-CZ-008 Union Power Letter of Intent](#)  
[2025-CZ-008 Union Power Substation Conceptual over Aeri](#)  
[Special Use - Findings of Fact - Union Power 7-11-25](#)  
[Impact Study 2025-CZ-008 Union Power](#)  
[CZ-2025-008 Union Power staff report LUB](#)

## Planning Staff Report

## Brief Comments

## Adjournment



# Union County, NC

## Staff Report

Union County Government  
Center  
500 North Main Street  
Monroe, North Carolina  
[www.unioncountync.gov](http://www.unioncountync.gov)

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**File #:** 25-583

**Agenda Date:** 9/16/2025

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**TITLE:**

July 15, 2025 Minutes



# Land Use Board

## July 15, 2025

### Meeting Minutes

The Union County Land Use Board met in regular session on July 15, 2025, at 6:00 p.m. in the Union County Government Center, 1<sup>st</sup> Floor Board Room, 500 N. Main Street.

**Present:** Chairman Darren Greene, Vice Chair Rick Davis, Derrick Austin, Larry Britt, Doug McClew, Mark Tilley and Charles Walkup, Jr.

**Also Present:** Planning Director Lee Jenson, Senior Planner Bjorn Hansen and Land Use Board Clerk Amy Griffin.

**Call to Order:** Planning Director Lee Jenson called the meeting to order.

**(a) Pledge of Allegiance and Moment of Reflection:** The Pledge of Allegiance was said and Darren Greene gave the prayer.

**Election of Chair and Vice Chair:** Mark Tilley nominated Darren Greene to be Chairman with a second from Doug McClew. There was a unanimous vote of 7-0. Mark Tilley made a motion for Rick Davis to be the Vice Chairman and Doug McClew seconded. There was a unanimous vote of 7-0.

**Oath of Office:** Regular Members Doug McClew and Charles Walkup, Jr. (both reappointed) took the oath of office.

**Establish Voting Members:** Chairman Greene noted there was a quorum with all seven members in attendance.

**Additions and/or Deletions to the Agenda:** Larry Britt made a motion to approve it and Doug McClew seconded it. It was approved 7-0.

#### **Approval of the Minutes:**

June 17, 2025 minutes – Larry Britt made a motion to accept the June 17<sup>th</sup> minutes once a missing word was added in the section titled Close. Second: Mark Tilley. Vote: Unanimously approved.

**Public Hearing:**

**Planning Staff Report - Rezoning Case # CZ-2025-004**

**Staff Contact:** Bjorn Hansen, Senior Planner

**Summary of Request**

This case is requesting a revision of the Union County Zoning Map by rezoning one parcel totaling 48.592 acres appearing on the tax map as tax parcel 09-417-001M located on Old Waxhaw Monroe Road from RA-40 to R-10 with Conditions in order to develop a 91-home single-family residential development. The rezoning will include the following conditions:

1. Limited to site plan dated July 8, 2025
2. Uses limited to 91 single-family homes
3. Five-year vesting of development rights
4. Development will meet all requirements of the Union County Unified Development Ordinance on the date of approval

**Owner/Applicant**

**Owner:** B&C Land Farming, LLC  
2627 Brekonridge Centre Drive  
Monroe, NC 28110

**Applicant:** TMTLA Associates  
5011 Southpark Drive, Suite 200  
Durham, NC 27713

**Property Information**

**Location:** Between NC 75 and Old Waxhaw Monroe Road. Location more specifically described as tax parcel 09-417-001M.

**Municipal Proximity:** The site is immediately east of the town of Mineral Springs.

**Existing Land Use and Development Status:** The parcel is currently zoned RA-40. The site is cleared and used for agriculture.

**Environmental Features:** There are no streams or floodplains on site. The applicant has identified two wetlands, which are located inside open space for the development. The site is cleared for agriculture.

**Utilities:** Public water and sewer are available to the site.

**Zoning and Land Use History:** The parcel site has been zoned RA-40 since zoning was initiated. This parcel is part of the original 2003 Stonebridge development, which received approval as a "Smart Growth" development. This portion of the site was approved for 67 lots of approximately 17,000 SF each. The

commercial and industrial zoned properties at Rocky River and NC 75 occurred starting in the 1970s. There have been no special use permits immediately adjacent to the property, although several have been approved at properties adjacent to the same intersection.

**Schools:** Based on the provided information, the subdivision is currently assigned to the following schools:

	School Name	2024-2025 40th day ADM	Building Capacity	Building Utilization
Elementary	Western Union Elementary	535	601	89%
Middle	Parkwood Middle School	880	984	89.4%
High	Parkwood High School	1083	1376	78.7%

Utilizing information collected and analyzed on the demography report prepared for Union County Public Schools, the organization is currently tracking 3,334 vacant designed land (VDL) units within the assigned cluster. This number of VDL units potentially generates 667 students within the cluster.

Additional residential construction contributes to high enrollments, which in turn exacerbate problems such as:

- Additional mobile classrooms
- Inadequate capacity for food service and restroom facilities
- Rationing of access to the Media Center
- Insufficient parking and queuing space for parents to safely deliver or pick up their children
- Inadequate planning/meeting space for additional staff.

**Transportation:** This site will have access from NC 75 and Old Waxhaw Monroe Road. Access on NC 75 would be right in right out, while the access from Old Waxhaw Monroe Road would be full movement. A deceleration lane may be required for the access from NC 75. The eastern driveway on Old Waxhaw Monroe would line up with Stone Marker Drive in the Stonebridge development. NC 75 carries approximately 7,500 vehicles per day, while Old Waxhaw Monroe carries approximately 550 vehicles per day. There are no funded road improvement projects in the immediate vicinity of the rezoning. A traffic Impact Analysis was not required for this rezoning. The proposed use would generate approximately 900 trips per day. The connection from NC 75 to Stone Marker is helpful to distribute traffic away from Potter Road south of NC 75 in downtown Mineral Springs.

## Planning Documents

**Union County Comprehensive Plan:** The Union County 2050 Comprehensive Plan identifies this area as an Employment Corridor overlaid upon Rural Residential. NC 75 serves as the boundary between Single Family Residential (two units per acre) and Rural Residential (one unit per acre). The Single Family Residential district is intended for areas with utilities and access to major roads. The Rural Residential district is intended for areas without utilities or near major roads further from developed areas.

## Public and Municipal Comments

**Public Comments:** A community meeting was held July 8, 2025. Seven residents attended and asked questions about buffering, road connections, home prices, and schedule. No changes were made to the site plan as a result of this meeting.

**Municipal Comments:** Mineral Springs was consulted for feedback. They oppose R-10 zoning on their border.

## Staff Comments and Recommendation

This part of Union County is identified for employment uses as an overlay over rural residential and agricultural land uses. The rezoning proposes single-family residential at approximately two units per acre. The area is immediately south of the Single-Family Residential district in the land use map. The proposed site has access to NC 75, utilities, and provides additional road connections to the Stone Bridge development immediately south of the site. The proposed site plan meets the requirements of the Unified Development Ordinance and provides greater than the required 30 percent open space, consistent with the requirements in the Rural Residential portions of the land use map. Finally, the schools serving this development have capacity. **Because of these aspects of the development, staff recommend approval of this rezoning application.**

### Key Details:

- Site currently cleared farmland, with no significant environmental features.
- The project area was previously part of the Stonebridge master plan and is entitled for 67 homes under Smart Growth.
- Access to public water/sewer available; no lift station required.
- 36% open space provided, includes preservation of wetland areas.
- Community meeting held July 8, 2025; no plan changes resulted.
- Mineral Springs municipality opposed the request due to proximity and density.

### Public Comments:

- One resident, Hunter Blythe, expressed concern about loss of wildlife, road conditions, and small lot sizes.
- Board members expressed concerns about traffic cut-through, lack of recreation space, school capacity impacts, and overdevelopment.

### Applicant Presentation – Pam Porter (TLA Associates):

- Confirmed all homes will be single-family detached with minimum 10,000 square feet lots.
- No townhomes will be introduced.
- Buffering, reforestation, and wetland preservation were emphasized.

### Board Discussion:

- Concerns about additional traffic, school impact, density, and long-term rural land preservation.
- Recognition that 67 homes can already be built under vested rights without a rezoning.

**Board Action:**

**Motion:** Recommend denial of rezoning CZ-2025-004 by Larry Britt, **Second:** Charles Walkup, Jr.

**Vote:** Unanimously approved, 7-0

**Outcome:** Denial Recommended

**Planning Staff Report – Rural Land Use Plan Draft Strategy Update**

**Staff Contact:** Bjorn Hansen, Senior Planner

**Summary of Request**

Bjorn Hansen introduced Alan Baucom, Chairman of the Rural Land Use Plan Steering Committee, who provided the following updates:

**Summary:**

- Public survey results reviewed; strong support for:
  - Agricultural easement purchase program
  - Contiguous open space in subdivisions
  - Removal of bypass projects
  - Limiting subdivisions in some zoning districts
  - Protecting forests, wetlands, and streams
- Discussion on using rollback tax revenue for conservation easement purchases.
- Soil & Water has received more applicants than funds can cover.
- Bond referendum or sales tax referendum may be needed for long-term funding.
- General board support expressed for preservation strategies but with caution regarding tax implications for low-income residents.

**Key Discussion Points:**

- Balance between development and rural preservation.
- Historical land-use decisions and future planning.
- Concern about funding mechanism (sales tax vs property tax).
- Importance of crafting a strong public campaign to educate and gain support for future referenda.

**Planning Staff Report:** Lee Jenson informed the Board that the rezoning from last month had been approved by BOCC. This was the case where a light industrial property was rezoned to residential so the family could purchase it for a home.

**Brief Comments:** There were no comments from the Board.

**Close:** With no further discussions, Doug McClew made a motion to adjourn, seconded by Charles Walkup, Jr. It passed unanimously. The meeting adjourned at 7:55 pm.



# Union County, NC

## Staff Report

Union County Government  
Center  
500 North Main Street  
Monroe, North Carolina  
[www.unioncountync.gov](http://www.unioncountync.gov)

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**File #:** 25-552

**Agenda Date:** 9/16/2025

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**TITLE:**

Charlotte Aeromodelers Special Use Permit 2025-SUP-01

**DETERMINATION OF CONFLICTS**

**INFORMATION CONTACT:**

Jim King, Senior Planner / Zoning Administrator, (704) 283-3605

**ACTION REQUESTED:**

Hold a Public Hearing to consider a Special Use Permit for Entertainment and Spectator Sports, Outdoor Major

**BACKGROUND:**

The Applicant, Charlotte Aeromodelers, is requesting a Special Use Permit to construct and operate an RC plane airfield on six leased acres on a 264.62-acre parcel located at 9509 Morgan Mill Rd. The intended use is for an airfield for the members of the Charlotte Aeromodelers to fly RC planes and to have occasional air shows that will be open to the public and other RC clubs. Since there will be spectators present at these air shows the use is classified as Entertainment and Spectator Sports, Outdoor Major and requires a special use permit in RA-40

**FINANCIAL IMPACT:**

N/A



## APPLICATION FOR SPECIAL USE PERMIT

Date Filed: July 15, 2025 Petition No.: 2025-SUP-01  
Application Deadline: July 15, 2025 Fee: 800-

### Applicant Information

Scott Gantt – President, Charlotte Aeromodelers

Name

7105 Fairway Vista Dr.

Address

Charlotte

NC

28226

City

State

Zip Code

scott.gantt@usi.com

704-564-0716

Lessee

Email

Phone Number

Relationship to Owner

### Owner Information

Allan Baucom

Name

9611 Morgan Mill Rd

Address

Monroe

NC

28110

City

State

Zip Code

### Property Information

9509 Morgan Mill Rd, Monroe, NC 28110

Address

Farm

RA-40

01-222-002

Occupant / Use

Zoning

PIN Number

### Applicability

1. The table of allowed uses (Table 25-1) identifies certain “special uses” that are allowed only if reviewed and approved in accordance with the special use procedures of Section 80.110. Special uses are generally those that have widely varying operating characteristics or potential land use impacts that require additional review to ensure that they will comply with all applicable ordinance regulations and approval criteria.

APPLICATION FOR A SPECIAL USE PERMIT, CONTINUED

2. The procedures of this section require that the land use board (acting as the board of adjustment) hear factual evidence presented to it at an evidentiary hearing, and then makes findings of fact supported by competent, substantial, and material evidence. Based on those findings, the land use board decides whether or not it can reach each of the conclusions required (See §80.110-H) to approve the special use.

**Special Use Applied For:** An RC model facility

**Section Number:**

*Table 25-1 Table of Allowed Uses  
Section-B Major Outdoor Entertainment and  
Spectator Sports*

**Findings of Fact:**

The Land Use Board may not approve an application for a special use permit unless it first reaches each of the following conclusions based on findings of fact supported by competent, substantial, and material evidence presented at the public hearing. **(The Following conclusions shall be filled out by the applicant on the space provided below)**

1. **The proposed use and development comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use.**

Airstrips are allowed for use by Table 25-1 with A Special Use Permit. Specifically, the facility will be used for the operation of Radio Controlled models.

2. **The proposed development will not materially endanger the public health or safety.**

Charlotte Aeromodelers is a Gold Star Academy of Model Aeronautics (AMA) club and thus we operate under a strict set of guidelines to ensure the safety of both club members, spectators/visitors, and surrounding property owners. We have a perfect safety record over the last 15 years at our current site which is @1.25 miles from the new site: we have had no injuries to either people or property.

3. **The proposed development will not substantially injure the value of abutting property, or is a public necessity.**

As per the attached Impact Study, our new facility will have no negative impact on the value of the abutting property just as the current facility has had no negative value impact on the abutting property.

4. The proposed development will be in harmony with the area in which it is located. The facility will be located on 6 acres of land within 264 acres of farmland. The majority of the 6 acres will be covered with Bermuda grass and the 2 metal structures (Clubhouse/Shelter, and mower shed) will be purchased new, professionally installed by the manufacturer, and match in appearance. The grading was done by a professional contractor (Carolina Green) and the current farmer of the land was included in the grading planning and process to ensure minimal impact to his farming operations. He is excited to share the farmland with us.

5. The proposed development will be in general conformity with the comprehensive plan.

As per the attached Site Plan, the facility will be located on 6 acres of land giving us the ability to operate RC models. There will also be a clubhouse containing a kitchen and bathroom with an attached sun shade structure. We will also have a separate shed to store our lawn mowing equipment.

*I certify that all of the information presented by me in this application, including attachments, is accurate to the best of my knowledge, information and belief.*

W. SCOTT GANTT

Print owner / applicant name

Print representative name

W. Scott Gantt

Signature of owner / applicant

Signature of representative

4/25/25

Date

Date

APPLICATION FOR A SPECIAL USE PERMIT, CONTINUED

### Important Application Information

Required for Complete:

1. Application
2. Application Fee
3. Tax map of subject property from Union County GIS



4. List of adjoining property owners – names and address as listed by the Union County Tax Office.
5. Site plan (also add any supplemental requirements found the Union County Development Ordinance for the specific use).
6. A “letter of Authorization” if applicant is not owner and if presenter of application is not applicant.
7. Building elevations
8. Impact Study (evidence) from licensed appraiser
9. Other supporting documentation

NO REQUEST FOR A SPECIAL USE PERMIT WILL BE CONSIDERED COMPLETE AND PROCESSED UNTIL ALL SECTIONS OF THE APPLICATION HAVE RESPONSES, ALL DOCUMENTS AND EXHIBITS ARE ATTACHED, AND THE PROPERTY OWNER HAS SIGNED THE APPLICATION FORM.

IN THE SITUATION THAT THE PROPERTY OWNER IS NOT AN INDIVIDUAL, PLEASE INCLUDE DOCUMENTATION THAT APPLICANT IS AN AUTHORIZED REPRESENTATIVE.

IF THE PROPERTY OWNER IS NOT THE APPLICANT APPEARING TO SPEAK BEFORE THE LAND USE BOARD, SUCH AS LESSEE, PLEASE PROVIDE EXPLANATION OF RELATIONSHIP TO APPLICANT/REPRESENTATIVE. PRESENTING REPRESENTATIVE’S WRITTEN AUTHORITY TO APPEAR SHALL BE VERIFIED BEFORE THE APPLICATION IS CONSIDERED COMPLETE.

ATTACHED FOR APPLICANS INFORMATION IS **APPENDIX A - Section 80.110 Special Uses – Union County Development Ordinance**

## Appendix A

### **Section 80.110 Special Uses – Union County Development Ordinance**

#### **80.110-A Applicability** *Figure 80-6: Special Uses*

Article 80 | Review and Approval Procedures Section 80.110 | Special Uses Effective October 6, 2014 page 80-26  
Amendments through 05.18.2015

1. The table of allowed uses ([Table 25-1](#)) identifies certain “special uses” that are allowed only if reviewed and approved in accordance with the special use procedures of this section. Special uses are generally

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# Letter of Authorization

Union County Planning Department

500 North Main Street Suite 70

Monroe, NC 28112

Letter of Authorization

I hereby authorize W. Scott Gantt and Greg Giblin of the Charlotte Aeromodelers, Inc to represent my petition for a Special Use Permit on my behalf. The Charlotte Aeromodelers have entered into a 24 year lease agreement on my property as of January 1, 2025 located at 9509 Morgan Mill Road, Monroe, NC 28110. They have my full authorization to speak on my behalf with regard to the installation of a proposed Radio Control Model site. I am in full support of this Special Use Permit being approved for this purpose.

Sincerely,

Alan L Baucom

Property Owner

A handwritten signature in dark ink, appearing to read "Alan L. Baucom", is written over a horizontal line.

# TAX MAP



# Charlotte Aeromodelers



July 14, 2025

1:17,681  
0 0.15 0.3 0.6 mi  
0 0.225 0.45 0.9 km  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

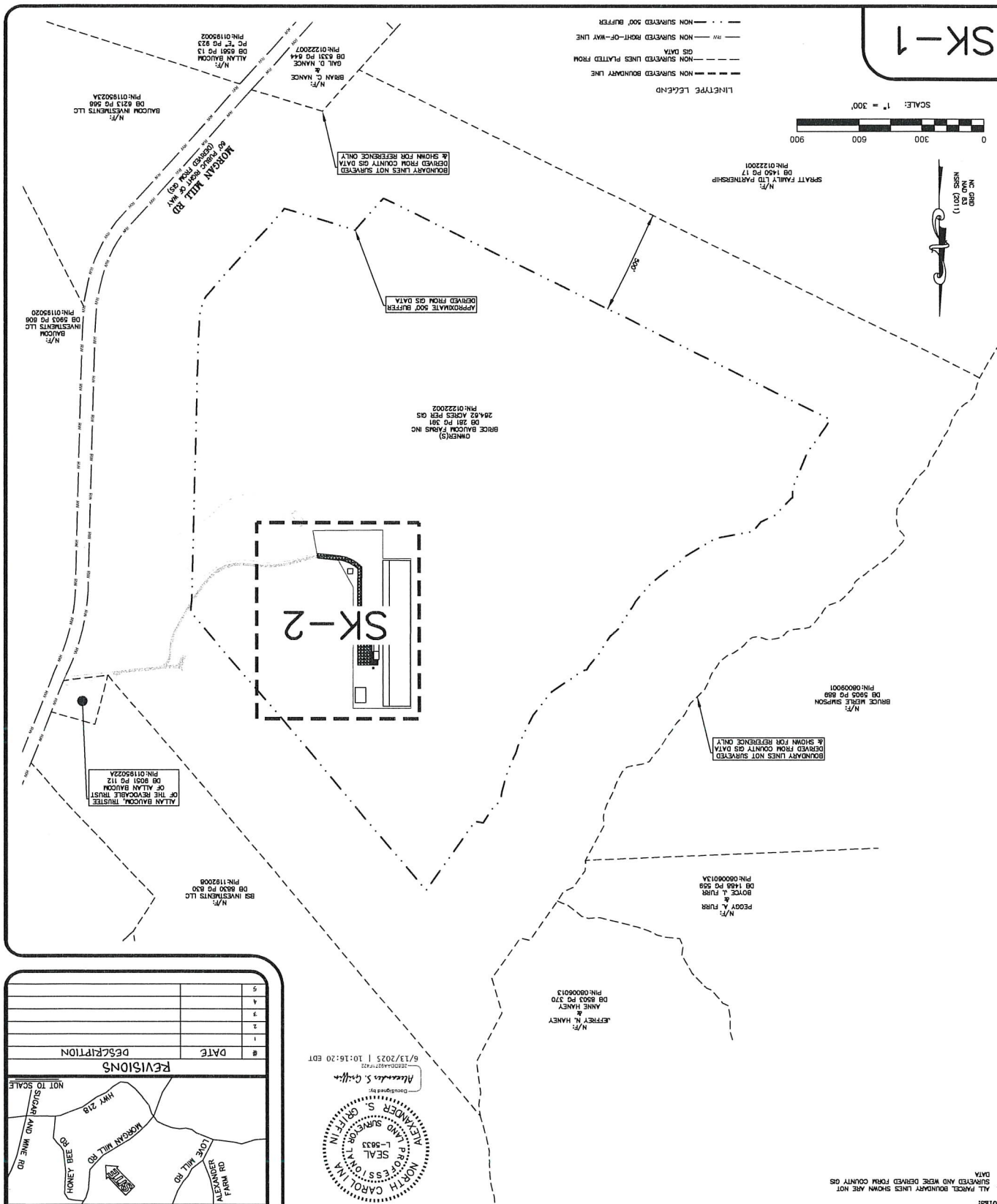


# Site Plan

DRAWING NAME: AERO MODELS  
 SCALE: 1" = 300'  
 TAX ID # 01222002  
 SURVEYED BY: BP  
 DRAWN BY: AG  
 CHECKED BY: AG  
 DATE: 06/13/25

SITE PLAN OF:  
 CHARLOTTE AERO MODELERS CLUB  
 LEASE SITE  
 UNION COUNTY ~ NORTH CAROLINA  
 DAVE DAVIES  
 MONROE, NC

GRiffin SURVEYING SERVICES, PA  
 FIRM #: C-1671  
 1310 Brief Road East  
 Monroe, NC 28110  
 QUALITY IS OUR PRIORITY  
 (704) 753-5008 agriffin@griffinsurveying.us



**REVISIONS**

#	DATE	DESCRIPTION
5		
4		
3		
2		
1		

**VICINITY MAP**

NOT TO SCALE

MOBAY MILL RD  
 HWY 218  
 HONEY BEE  
 SUGAR AND WINE RD  
 ALEXANDER FARM RD  
 LOVE MILL RD



DRAWING NAME: AERO MODELERS  
 SCALE: 1" = 50'  
 TAX ID #01222002  
 SURVEYED BY: BP  
 DRAWN BY: AG  
 CHECKED BY: AG  
 DATE: 06/13/25

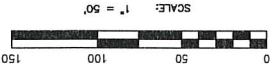
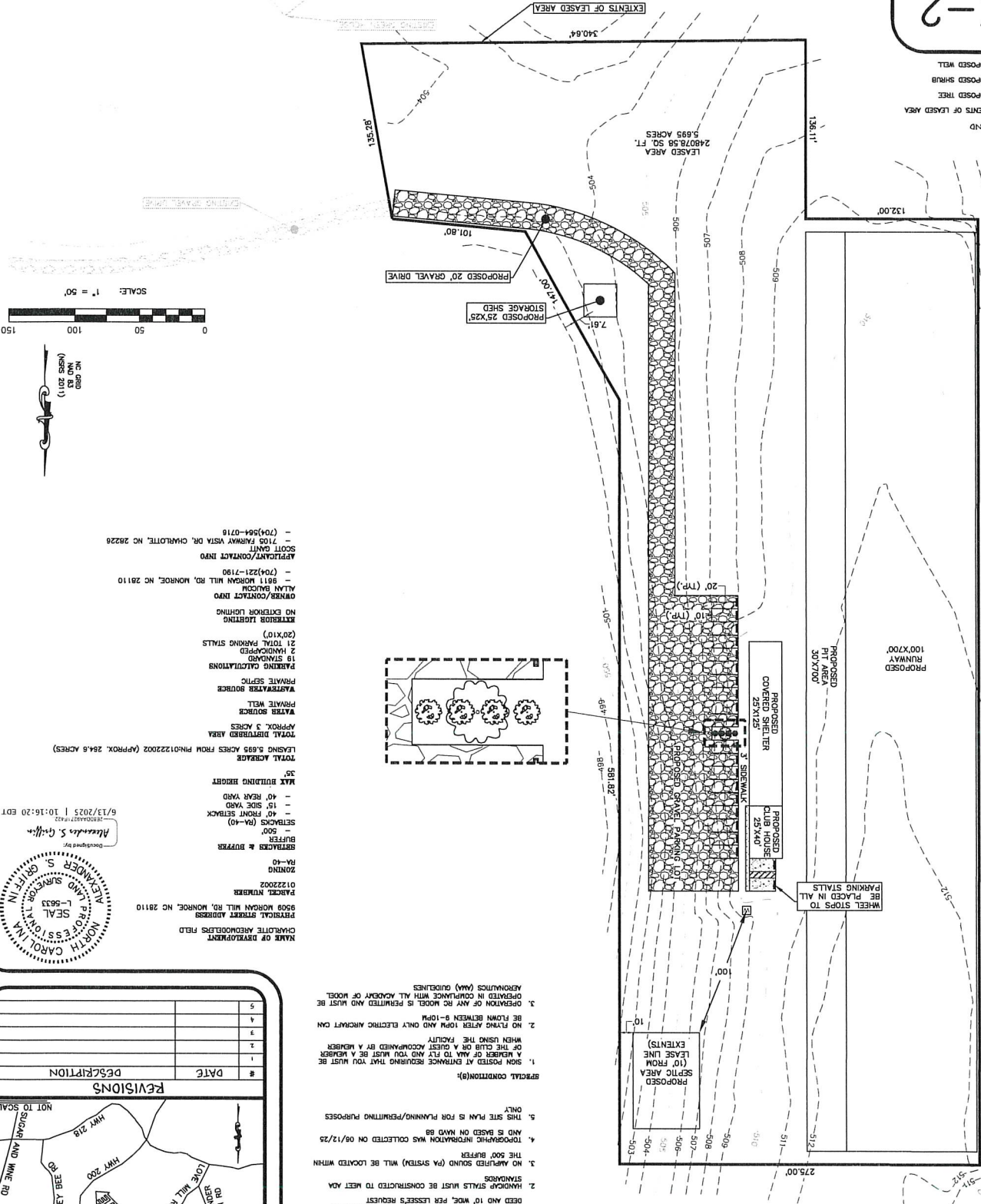
SITE PLAN OF:  
 CHARLOTTE AERO MODELERS CLUB  
 LEASE SITE  
 UNION COUNTY ~ NORTH CAROLINA  
 DAVE DAVIES  
 MONROE, NC

GRiffin SURVEYING SERVICES, PA  
 FIRM # C-1671  
 1310 Brief Road East  
 Monroe, NC 28110  
 QUALITY IS OUR PRIORITY  
 (704) 753-5008 agriffin@griffinsurveying.us



SK-2

LEGEND  
 EXTENTS OF LEASED AREA  
 PROPOSED TREE  
 PROPOSED SHRUB  
 PROPOSED WELL

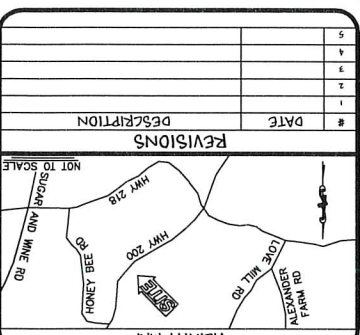


NAME OF REPRESENTATIVE: CHARLOTTE AERO MODELERS FIELD  
 PERMIT PROJECT NUMBER: 01222002  
 ZONING: RA-40  
 SETBACKS & BUFFER: 500'  
 SETBACKS (FR-40): 40' FRONT SETBACK, 15' SIDE YARD, 40' REAR YARD  
 MAX BUILDING HEIGHT: 35'  
 TOTAL ACRES: 5.895 ACRES FROM PIN: 01222002 (APPROX. 284.6 ACRES)  
 TOTAL DISTURBED AREA: APPROX. 3 ACRES  
 WATER SOURCE: PRIVATE WELL  
 WASTEWATER SOURCE: PRIVATE SEPTIC  
 PARKING CALCULATIONS: 21 HANDICAPPED, 18 STANDARD  
 APPROX. 3 ACRES  
 APPLICANT/CONTACT INFO: ALAN BALDWIN, 8811 MORGAN MILL RD, MONROE, NC 28110  
 OWNER/CONTACT INFO: SCOTT GRIFFIN, 7105 PARKWAY VISTA DR, CHARLOTTE, NC 28226  
 (704) 564-0716  
 (704) 221-7190

6/13/2025 10:16:20 EDT  
 10:16:20 EDT  
 6/13/2025 10:16:20 EDT



- GENERAL NOTES:
1. PARKING SPACES PROVIDED INCLUDE 18 STANDARD STALLS AND 2 HANDICAP STALLS. ALL PARKING STALLS ARE 20' DEED AND 10' WIDE. PER LESSEE'S REQUEST.
  2. HANDICAP STALLS MUST BE CONSTRUCTED TO MEET ADA STANDARDS.
  3. NO ADJACENT SOUND (PA SYSTEM) WILL BE LOCATED WITHIN THE 500' BUFFER.
  4. TOPOGRAPHIC INFORMATION WAS COLLECTED ON 06/12/25 AND IS BASED ON NAD 83.
  5. THIS SITE PLAN IS FOR PLANNING/PERMITTING PURPOSES ONLY.
- SPECIAL CONDITION(S):
1. SIGN POSTED AT ENTRANCE REQUESTING THAT YOU MUST BE A MEMBER OF THE CLUB OR A GUEST ACCOMPANIED BY A MEMBER WHEN USING THE FACILITY.
  2. NO FLYING AIRCRAFT 100' AND ONLY ELECTRIC AIRCRAFT CAN BE FLOWN BETWEEN 8-10PM.
  3. OPERATION OF ANY RC MODEL IS PERMITTED AND MUST BE OPERATED IN COMPLIANCE WITH ALL AERODROME OF MODEL AERONAUTICS (AMA) GUIDELINES.

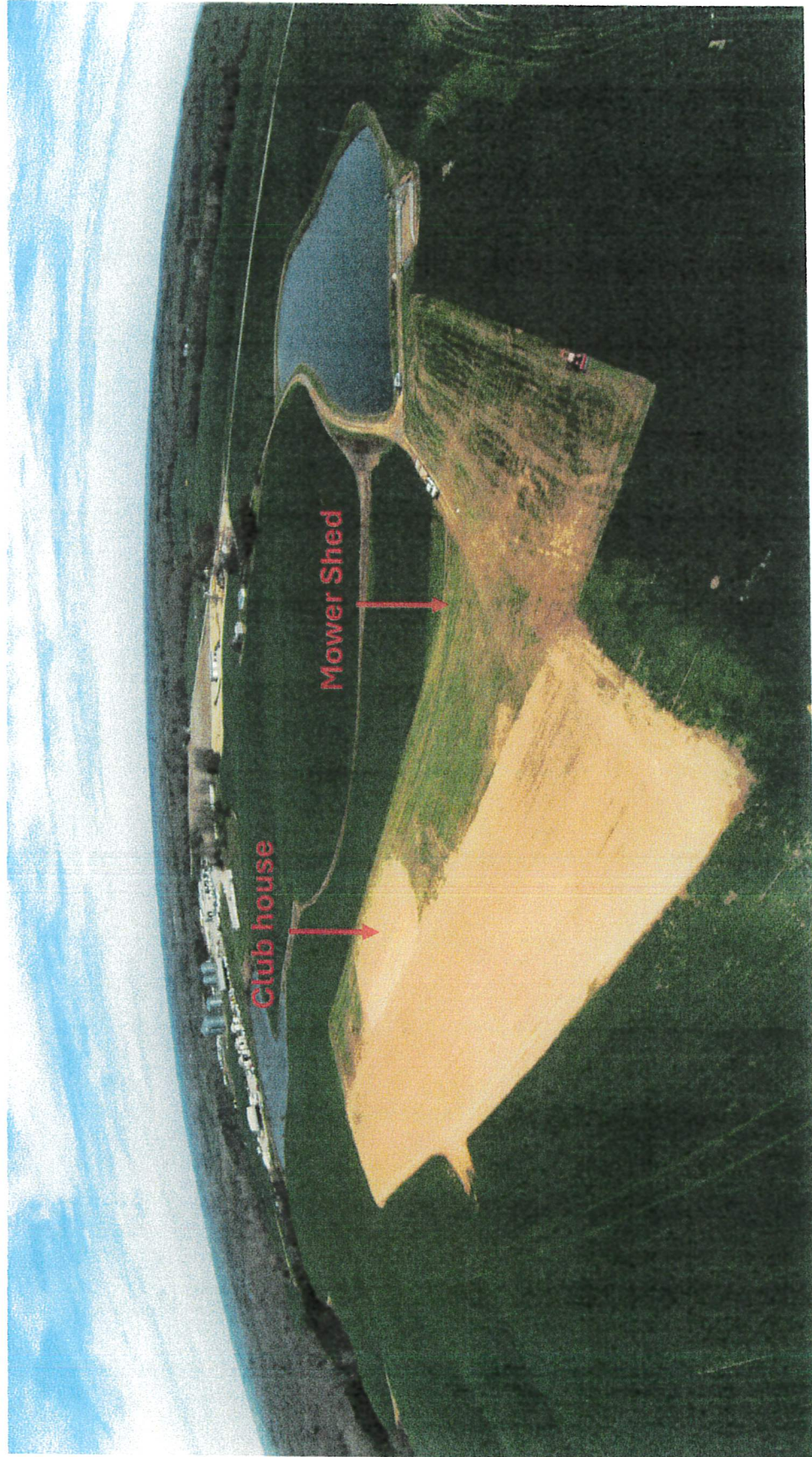


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# Building Elevations

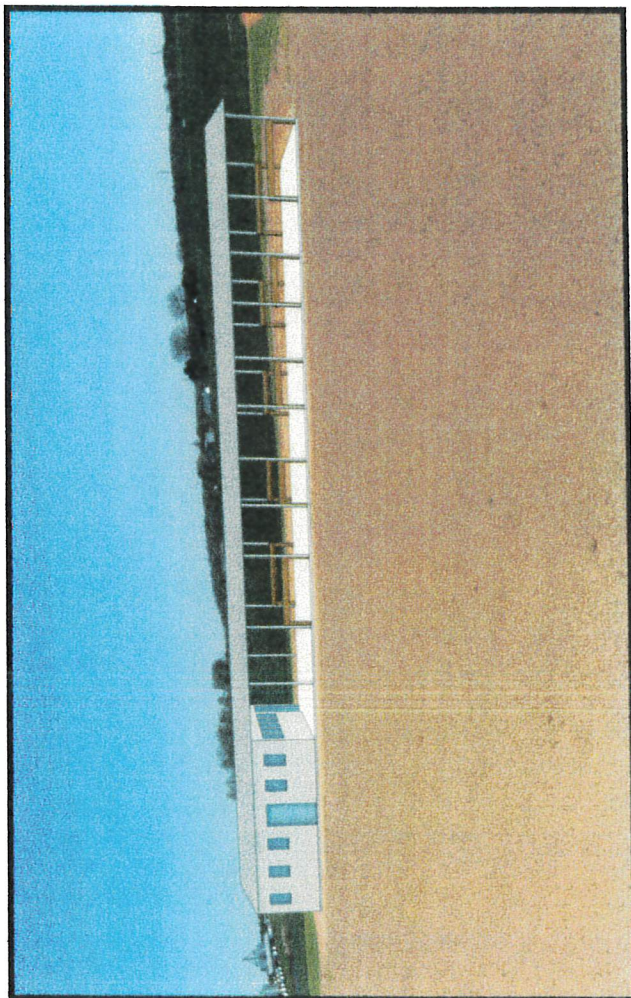


# Overhead View of New Field Graded

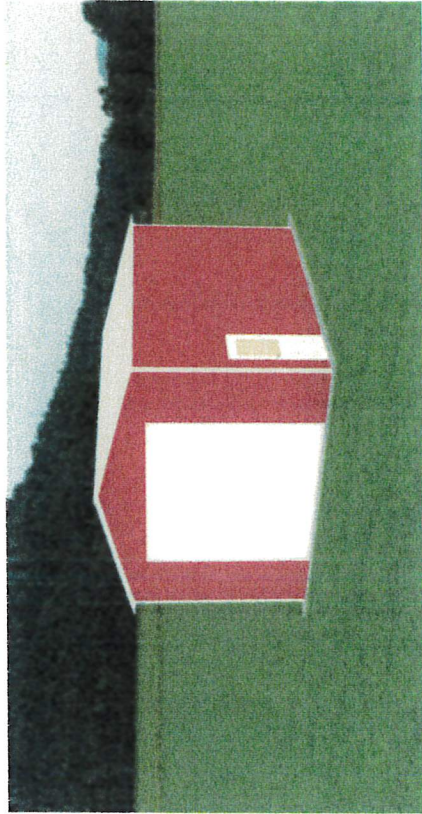




# Clubhouse and Shelter



# Mower Shed



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# Impact Study





IMPACT STUDY OF A  
PROPOSED MODEL AEROPLANE  
FIELD

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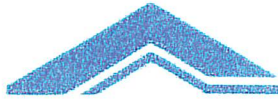
CHARLOTTE AEROMODELERS, INC.  
Morgan Mill Road, Monroe, NC 28110

As of:  
April 21, 2025

Date of Report:  
April 22, 2025

For:  
Charlotte Aeromodelers

By:  
Rob Morrison, Appraiser  
613 Euclid Street  
Monroe, North Carolina 28110



## Morrison Appraisal, Inc.

613 Euclid St  
Monroe, NC 28110  
704-283-2286  
704-283-8989 fax

morrisonappraisal@carolina.rr.com

April 22, 2025

W. Scott Gantt RHU GBA CEBS  
USI Insurance Services  
6100 Fairview Road, 14<sup>th</sup> Floor  
Charlotte, NC 28210

Dear Scott:

As requested, I have studied the property located on Morgan Mill Road in Monroe, NC. The property consists of 6 acres out of 264.62 acres of land. The property is owned by Brice Baucom Farms, Inc. and it is where you plan to develop the site as a model aeroplane field.

Based on the information gathered, it is my opinion that using the site as a model aeroplane field will not injure the value of the abutting or adjoining properties.

If you have any questions please let me know.

Sincerely,

Rob Morrison



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## IMPORTANT FACTS AND CONCLUSIONS

Property Location	Morgan Mill Road
Owner	Brice Baucom Farms, Inc.
Tenant	Charlotte Aeromodelers
Date of Study	April 21, 2025
Date of the Report	April 22, 2025
Property Rights Appraised	Fee simple
Zoning	RA-40
Map reference	01-222-002
Legal Description	Book 729 page 204
Land area	6 acres out of 264.62 acres
Description of Improvements	Model Aeroplane Field

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## **INTRODUCTION**

The property being studied consists of 6 acres out of 264.62 acres of land where Charlotte Aeromodelers wishes to operate a model aeroplane flying field. The property is located on Morgan Mill Road south of the intersection of Morgan Mill Road and Honey Bee Road. Brice Baucom Farms, Inc. owns the property and will be leasing the site to Charlotte Aeromodelers, Inc. The property can be identified as tax parcel 01-222-002. The use of this property for a model aeroplane field requires a special use permit under the current zoning.

## **PURPOSE OF THE LAND UTILIZATION STUDY**

The purpose of this study is to meet the requirements of Union County for a special use permit. The special use permit is required because the owner wishes to lease the site to a model aeroplane field. The report will address: "The use will not substantially injure the value of the adjoining property."

## **EFFECTIVE DATE OF THE STUDY**

The effective date of this study is April 21, 2025, which is the date of the inspection. The date of the report is April 22, 2025.

## **SCOPE OF THE APPRAISAL**

The scope of the appraisal includes an inspection of the subject property and observation of the surrounding area.

The scope of the appraisal also includes gathering local and regional information on the subject property. Information such as property values, growth rates, supply & demand will be gathered.

Sales adjoining similar sites will be compared to sales in the area that are not influenced by the presence of a model aeroplane field. The analysis will help determine the impact of the planned project on the surrounding area. The search area is expanded to several counties in order to locate similar sites.

### **TAXES AND ASSESSMENTS**

The land and existing improvements are currently valued for tax purposes by the Union County Tax Assessor's Office at \$2,578,700 and this includes 264.62 acres of land. The current tax rate is \$.588 per hundred but will change in July.

### **HISTORY OF PROPERTY**

The current owner has owned the property for many years. Currently, Charlotte Aeromodelers, Inc. plan to lease 6 acres of the site to operate as a model aeroplane field.

### **UNION COUNTY DATA**

Union County is a county of approximately 239,859 people that was established in 1842. Union County is one of the fastest growing counties in North Carolina. The county's population has increased by 66 percent in the past 10 years, compared to 18 percent for the state as a whole. Nationwide, the county ranks as the 7th fastest growing Monroe is the county seat and has an estimated 35,105 people. Union County is governed by a County Manager-County Commissioner



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type government. Union County is located southeast of Charlotte, North Carolina and the main highways are U. S. 74, Highway 601 and Highway 200.

#### UNION COUNTY EDUCATION

Union County has one public school system consisting of 11 senior highs, 9 middle and 30 elementary schools.

Wingate University is located in Wingate, North Carolina, southeast of Monroe. This is a four-year private university that provides many Union County students with access to a four-year institution.

#### HOUSING

The western part of the county is the fastest growing area with many new residential subdivisions being developed. Other parts of the county are starting to show some new growth as the economy recovers.

#### EMPLOYMENT

A highly diversified industrial base has helped Union County weather fluctuations that inevitably arise during cyclical ups and downs.

State-of-the-art manufacturing facilities as well as poultry, grain, dairy, and beef cattle farms all contribute to the thriving industry in Union County. Together Tyson Foods and Pilgrim's Pride, both poultry growers and processing plants, employ over 2,000 people.

Union County is home to the second largest equine population in the state; Morgan horses are bred and trained at Apple Flat Farms, which occupies 73 acres in northern Union County. And a skilled workforce helps industry meet the changing needs.

Monroe is home to over 100 medium to large manufacturing and distribution companies. Global giants such as Goodrich, ATI Allvac, Greiner Bio-One, Tyson Foods, TYCO/Scott Health and Safety, Cyril Bath and BonaKemi USA have substantial operations in Union County.

Union County also has strong international ties. Local developers visit the home office of these multinational companies as often as possible. France-based Turbomeca Manufacturing Inc. located an advanced aerospace manufacturing facility in Monroe after an extensive search for a North American location but the company has moved its operation to another location.

Many Union County residents work in Mecklenburg County. The average commute time is 29 minutes.

## CONCLUSION

The outlook for Union County should be continued growth as long as the economic conditions remain strong. There is still developable land throughout the county, quality schools, and the low taxes/proximity to Charlotte will continue to bring growth to the area

## NEIGHBORHOOD

The subject property is located on Morgan Mill Road approximately 12 miles north of Monroe, NC. There are no established neighborhood boundaries. The general area is built up approximately 50 to 55 percent with the following uses: Single family 50% and Vacant 50%.

The maintenance in the area seems to be adequate and the property compatibility seems to be average. The appeal and the appearance of the properties is also average with the rental demand and development being typical for competing neighborhoods. Access is adequate and police and fire protection are typical for the area.



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The neighborhood has a good balance of single family houses and farms and there does not seem to be an oversupply of any particular use. In addition to the residential and farm uses there are scattered commercial uses such as a restaurant and produce stand that are located near the intersection of Morgan Mill Road and Highway 218.

The area is rural and the potential for development, the property values, the vacancy rate, the population trend and employment all seem to be stable. A change in land use seems to be unlikely.

The neighborhood has electricity and telephone service available. All are public utilities. Wells are used for water and septic tanks are used for sewage disposal.

In general, the neighborhood is growing but there is still farming use in the area. There are not any negative neighborhood factors that would affect the values or the marketability of the neighborhood.

#### **SITE**

The site contains approximately 6 acres out of a 264.62 acre parcel that is located on Morgan Mill Road. The total acreage is based on the tax map and the 6 acre site was provided by Charlotte Aeromodelers. The site is irregular in shape with rolling topography.

Access is provided by Morgan Mill Road, which is a two lane state maintained road. The 6 acres will have a right of way to Morgan Mill Road.

Utilities that are available to the site include electricity. Wells are used for water and septic tanks are used for sewage disposal.

According to flood map number 3710557100K, the site is not located within a flood area. A soil analysis was not provided.

No survey was provided and it is assumed that there are no adverse easements, encroachment, or conditions that would affect the site.

The tax map is shown below as well as the site plan showing the flying area and safety zones.

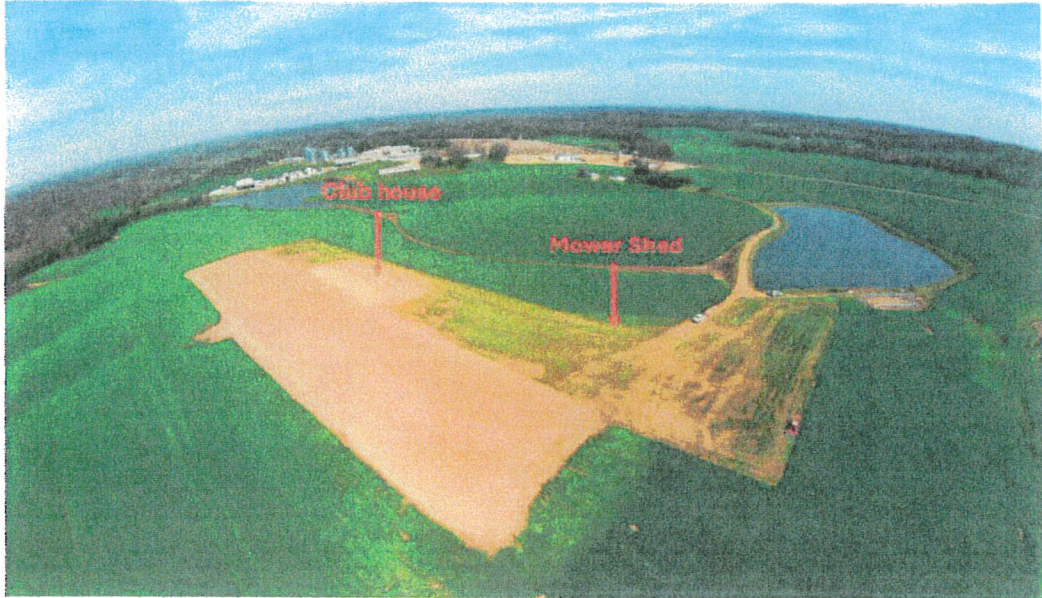








## Overhead View of New Field Graded



### ZONING

The property is currently zoned RA-40. This district is designed to encourage the perpetuation of agricultural uses and compatible agribusiness uses and to accommodate low density residential development (including most classes of manufactured homes) in areas not experiencing strong growth pressures and not served by public water and sewer.<sup>3</sup>

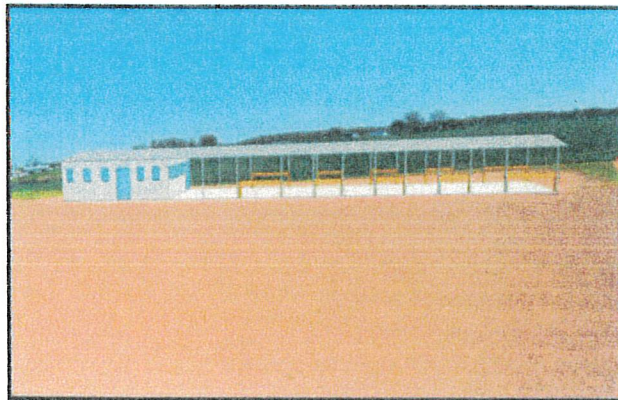
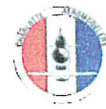
The zoning is controlled by Union County and the use for a aeroplane field requires a special use permit.



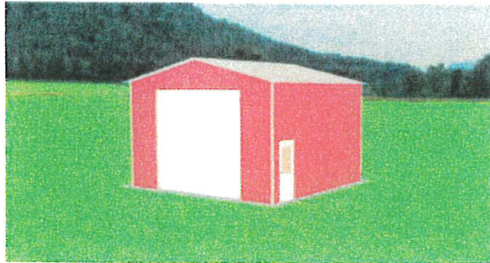
## IMPROVEMENTS

The subject is vacant land that consists of open land. The improvements will consist of designated flight stations, event parking, two buildings and a grass runway. The main building will be a 24 x 100 metal shed that will be connected to a 24 x 45 clubhouse. The clubhouse will have restrooms and a kitchen. The other building will be a 25 x 25 metal storage building. There will also be a septic tank and well.

### Clubhouse and Shelter



## Mower Shed



### HIGHEST AND BEST USE

Highest and best use is defined as the reasonable, probable and legal use of land or sites as though vacant, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value.<sup>4</sup>

The highest and best use of the property will be estimated as vacant and as improved. The four main factors to be considered are:

- 1) Is the use legally permissible?
- 2) Is the use physically possible?
- 3) Is the use financially feasible?
- 4) Is the use maximally productive?

The highest and best use of the site will be first estimated as if vacant.

#### LEGALLY PERMISSIBLE

The legally permitted use includes a wide variety of residential uses and agricultural uses.

#### PHYSICALLY POSSIBLE

The subject has a useable shape. It has adequate drainage and size to meet most needs. The subject also has average visibility. These physical features would allow a variety of uses to be physically possible.

#### FINANCIALLY FEASIBLE

The subject is surrounded by a mixture of uses and is located on Morgan Mill Road. The demand for residential use is good at this time. Farming is still very strong in the area.

#### MAXIMALLY PRODUCTIVE

The final question in the highest and best use analysis is what use is maximally productive for the land. It has been determined that the demand is average for residential use. Farming is still strong in the area. The maximally productive use would be residential use. Therefore, the highest and best use of the site is residential and farm use.

#### SURROUNDING PROPERTIES

The site is part of a 264.62 acre parcel and it will not touch any other owner's property. The properties listed join the 264.62 acre parcel.



The subject property joins the following properties:

Parcel #	Owner	Acreage	Zoning	Improvements
01-192-008	RSI Investments	88.97	RA-40	Mobile Home & Farm Buildings
08-006-013	Jeffrey Haney	47.12	RA-40	Vacant Land
08-006-013A	Boyce Furr	25.11	RA-40	Single Family House
08-009-011	Bruce Simpson Spratt Family	184.85	RA-40	2 Single Family Houses
01-222-001	Partnership	148.42	RA-40	Vacant Land
01-195-023A	Baucom Investments	23.2	RA-40	Vacant Land
01-195-020	Baucom Investments	82.55	RA-40	Vacant Land

### THE EFFECT ON ADJOINING PROPERTY

The improvements to the site will consist of a model aeroplane field. In order to examine the effect on the adjoining properties, existing aeroplane fields were studied in several counties.

#### Areas Examined

- 1) There is a field on Morgan Mill Road in Union County that has been open for 15 years. This site is the current location of Charlotte Aeromodelers. There have not been any sales that join the site. Charlotte Aeromodelers have been flying at the current location without any complaints from any of the neighbors.
- 2) The site for Po-Boys Proptwisters, which is a model aeroplane field, is located on Poplin Road in Union County. The site consists of 115.61 acres. This site joins Stratford subdivision. 24 new houses that join the site have sold from 2020 to 2024. The sale prices of the houses that join the site is very similar to the other sales in the same neighborhood that do not join the site.

3) Smith Lake Flyers is located off of Smith Lake Road in Stanly County. This field joins the Cabarrus County line. A 1,555 sq. ft. house with 5.2 acres sold for \$305,000 in August of 2021. The price per sq. ft. was \$196.00. This property is approximately 1,500 feet from the landing strip. A similar house sold that was one mile away from the house above sold for \$296,000 in August of 2021. The price per sq. ft. for this house was \$176.00. The two houses were very similar except the first house had a little more land. It does not appear that the location of the airfield affected the sale price.

#### FINAL CONCLUSION

The subject property will be used as a model aeroplane field. After examining other aeroplane fields, it appears that the sales in other areas are not affected by the location of the fields. After considering other locations it is the appraiser's opinion that the proposed use will not substantially injure the value of the abutting or adjoining property.

Rob Morrison, Appraiser  
Home - 815 Bridgewater Drive  
Monroe, N. C. 28112  
Office - 613 Euclid Street  
Monroe, N. C. 28110

NC State Certified General Appraiser #A-400  
SC State Certified #CG-2637

#### EDUCATION

BA Degree - University of North Carolina Charlotte - 1974

#### APPRAISAL COURSES ATTENDED AND PASSED WITH EXAM

Course 101 - Introduction to Appraising Real Property  
Society of Real Estate Appraisers - May 1992

Course 201 - Principals of Income Property Appraising - May 1985  
Society of Real Estate Appraisers - May 1985

Course 202  
Society of Real Estate Appraisers - January 1991

North Carolina State Certification  
General Certification - 1990

Course Part A Standards of Professional Practice  
Appraisal Institute - 1992

USPAP - Every two years

NC Rules and Appraisal Guidelines  
2004

USPAP Update/Appraising Small Subdivisions  
2005

#### APPRAISAL COURSES PASSED BY CHALLENGING EXAMS

Course 8 - Appraising the Single Family Residence  
American Institute of Real Estate Appraisers - 1980

Course 102 - Applied Residential Property Valuation  
Society of Real Estate Appraisers - November 1986

Course 1-A1 - Real Estate Principals  
American Institute of Real Estate Appraisers - 1987

Course 1-A2 - Basic Valuation Procedures  
American Institute of Real Estate Appraisers - 1987

Introduction to Review Appraisal  
McKissock Data Systems - June 1997

Fourteen hours of continuing education per year 1998-2020

#### WORK HISTORY

1985 to Present - Morrison Appraisal, Inc. - President  
Real Estate Appraiser - Residential and  
Non-Residential Fee Panel - FHA

1983 - 1985 Self-Employed as Real Estate Appraiser

1977 - 1985 Real Estate Broker  
Received Broker License in 1977

1975 - 1977 Real Estate Appraiser for Union County  
Tax Office

#### APPRAISAL SEMINARS

Highest and Best Use	AIREA
Demonstration Report Writing	SREA
Standards of Professional Practices	SREA
R-41 C Seminar	League of Savings and Loan

#### CONTINUING EDUCATION

The appraiser's continuing education is currently complete.

#### PROFESSIONAL ORGANIZATIONS

National Associations of Realtors  
Union County Board of Realtors  
Charlotte Commercial Realtors

Morrison Appraisal, Inc. 20 Charlotte Aeromodelers - Morgan Mill Road

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PARTIAL LIST OF APPRAISAL CLIENTS

First Citizens Bank & Trust  
Truist Bank  
Whitley Mortgage  
State Employees Credit Union  
America Bank of the Carolinas  
First Bank  
Charlotte Metro Federal Credit Union  
FHA Approved Appraiser





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# Fire Department Access Letter



New Salem Volunteer Fire Department  
6711 East Highway 218  
Marshville, NC 28103  
704-385-9619



April 3, 2025

To Whom It May Concern:

This letter serves to confirm that any fire apparatus that may respond to the area/property in question on Morgan Mill Road in the care of Charlotte Aeromodelers, will have no issues accessing the area. The property has been driven, and no issues were noted.

Regards,

*Keith Starnes*

Keith Starnes

Fire Chief

kstarnes@newsalemvfd



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# Soil Test

# PRELIMINARY SOIL AND SITE EVALUATION

Union County Tax Parcel: 01222002  
9509 Morgan Mill Road  
Monroe, NC 28110

Prepared For:

Radio Control Airplane Club, the Charlotte Aeromodelers  
Attn: Scott Gantt  
7105 Fairway Vista Drive  
Charlotte, NC 28226

Prepared By:



Thompson Environmental Consulting, Inc.  
PO Box 541  
Midland, NC 28107

April 11, 2025



## INTRODUCTION & SITE DESCRIPTION

This Preliminary Soil and Site Evaluation was performed on an approximate 3-acre portion of a 272-acre tract of land located on 9509 Morgan Mill, Monroe, North Carolina (Union County Tax Parcel: 01222002).

Thompson Environmental Consulting, Inc. (TEC) was retained to determine whether the soils are suitable for onsite subsurface wastewater treatment and disposal. The property was evaluated in accordance with North Carolina statutes for waste disposal (“Laws and Rules for Sewage Treatment and Disposal Systems”, effective September 30, 2024).

## INVESTIGATION METHODOLOGY & SITE PHYSICAL CHARACTERISTICS

Individual soil borings were evaluated, and soil color was determined with a Munsell Soil Color Chart. Observations of the landscape (slope, drainage patterns, etc.) as well as soil properties (depth, texture, structure, seasonal wetness, restrictive horizons, etc.) were recorded.

The project study area is currently undeveloped and is being used for agricultural production. Areas within our project study area had been recently graded.

## FINDINGS

A field survey was conducted on April 10, 2025. Ten soil borings were advanced with a hand-held auger and locations are noted in the attached Figure 1.

**Suitable for Conventional-Type Systems.** Soil borings classified as being Suitable for Conventional-Type Systems, which may include Gravel, Accepted, Alternative, Shallow-Placed Systems and Prefabricated Permeable Block Panel Systems, are denoted in the attached Figure as green and orange points. While the particulars and costs between the system types can vary considerably, these are generally the preferred system types. This soil appeared adequate to support a long-term acceptance rate (LTAR) of 0.3 GPD/sq-ft.

**Unsuitable.** Soil borings classified as Unsuitable for wastewater treatment and disposal had a restrictive horizon within 12 inches of the ground surface and are depicted in the attached Figure as red points.

## DISCUSSION

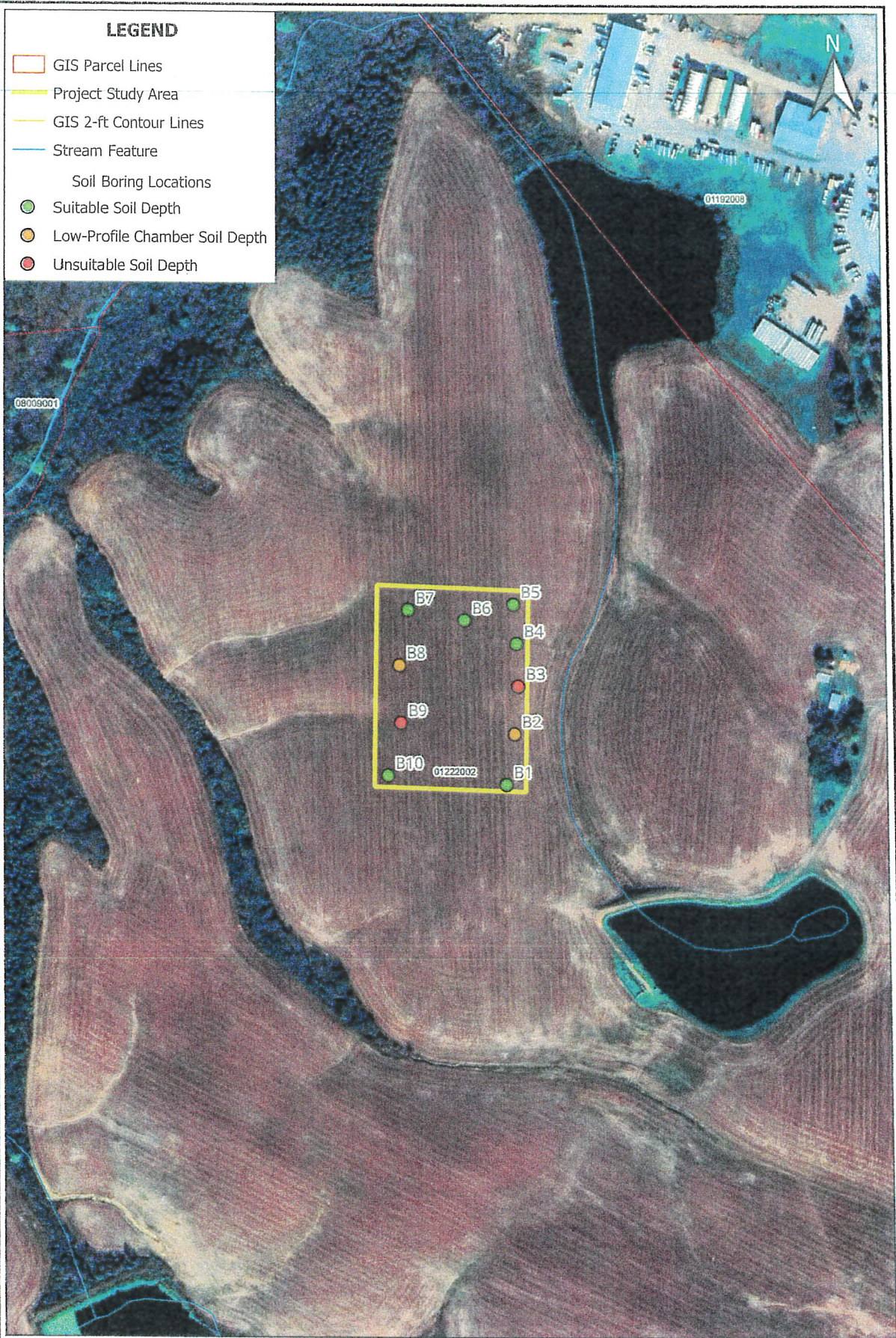
The soils located on the northern end of the project study area “Suitable” for Gravel, Accepted, Shallow Placed, and Prefabricated Permeable Block Panel Systems. It is estimated that approximately 4,500 to square feet of suitable soil area would need to be allocated and left completely available for the installation and required repair area for a conventional-type system serving a 40-person assembly area with a full kitchen.


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## CONCLUSION

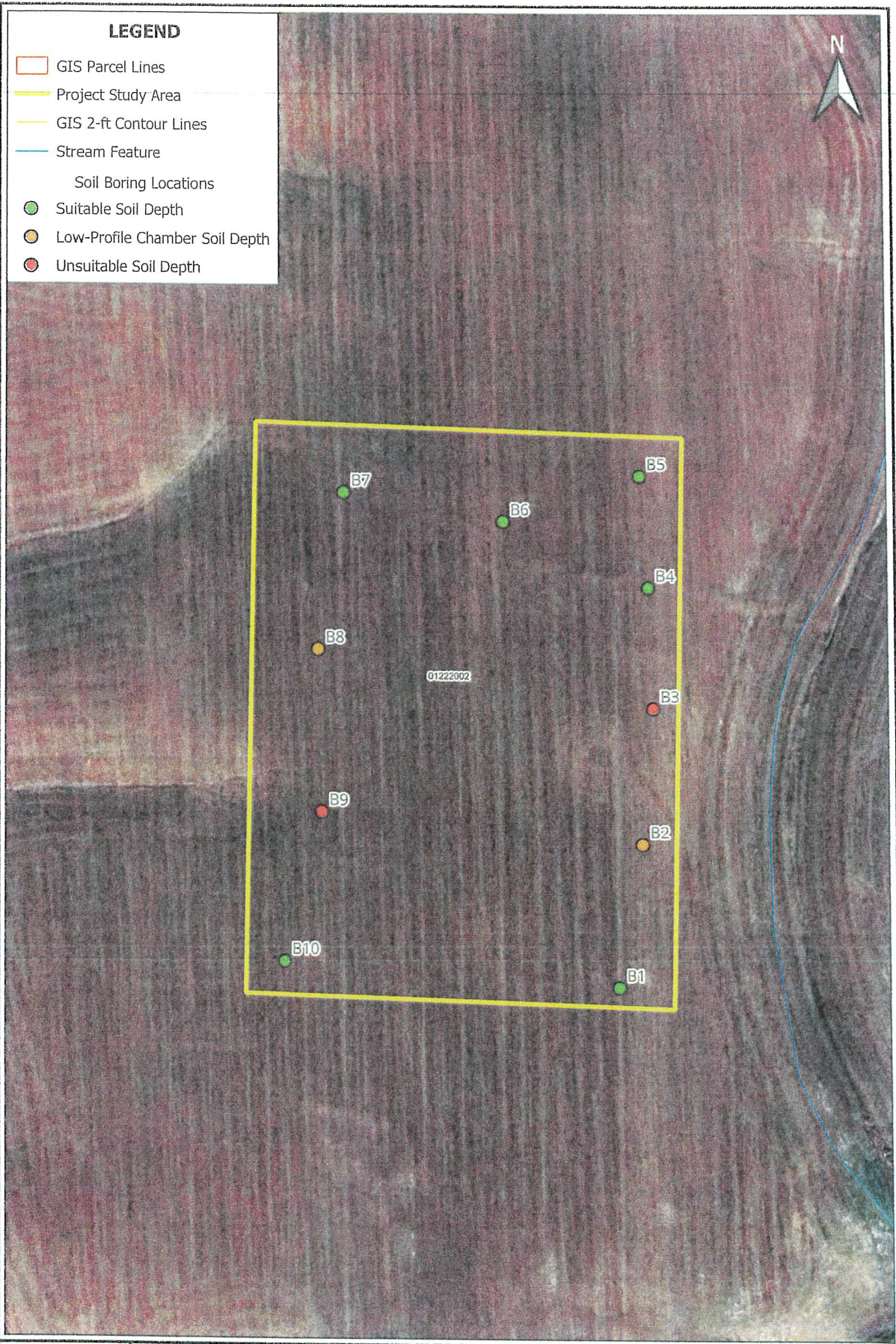
The findings presented herein represent TEC's professional opinion based on our Soil and Site Evaluation and knowledge of the current laws and rules governing on-site wastewater systems in North Carolina. Soils naturally change across a landscape and contain many inclusions. As such, attempts to quantify them are not always precise and exact. Due to this inherent variability of soils and the subjectivity when determining limiting factors, there is no guarantee that a regulating authority will agree with the findings of this report.






	<p>Prepared For:</p> <p>Radio Control Airplane Club, the Charlotte Aeromodelers</p>	<p><b>Soil and Site Evaluation</b></p> <p>County Parcel: 01222002 9509 Morgan Mill Road Monroe, NC 28110</p> <p>Union County</p>	<p>Date:</p> <p>April 2025</p> <p>Scale:</p> <p>0 150 300 ft</p> <p>TEC Job #:</p> <p>25-110</p>	<p>Figure</p> <p style="font-size: 48pt;"><b>1</b></p>
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	Prepared For: Radio Control Airplane Club, the Charlotte Aeromodelers	<b>Soil and Site Evaluation</b>  County Parcel: 01222002 9509 Morgan Mill Road Monroe, NC 28110  Union County	Date: April 2025  Scale: <div style="text-align: center;"> <span style="display: inline-block; width: 100px; border-bottom: 1px solid black; position: relative; top: -5px;"> <span style="position: absolute; left: 0; top: -5px;">0</span> <span style="position: absolute; left: 50%; top: -5px;">50</span> <span style="position: absolute; left: 100%; top: -5px;">100 ft</span> </span> </div> TEC Job #: 25-110	Figure <div style="font-size: 48pt; font-weight: bold; margin-top: 10px;">2</div>
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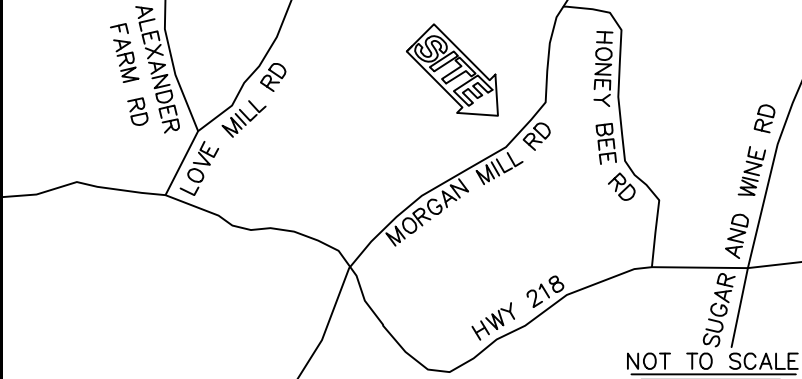
NOTES:

1. ALL PARCEL BOUNDARY LINES SHOWN ARE NOT SURVEYED AND WERE DERIVED FORM COUNTY GIS DATA



DocuSigned by:  
**Alexander S. Griffin**  
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6/13/2025 | 10:16:20 EDT

VICINITY MAP



REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		

N/F:  
JEFFREY N. HANEY  
&  
ANNE HANEY  
DB 8503 PG 370  
PIN: 08006013

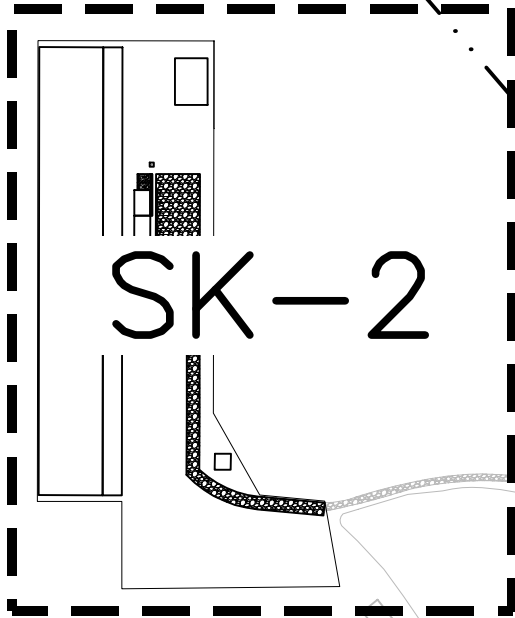
N/F:  
PEGGY A. FURR  
&  
BOYCE J. FURR  
DB 1488 PG 559  
PIN: 08006013A

N/F:  
BSI INVESTMENTS LLC  
DB 8830 PG 830  
PIN: 1192008

ALLAN BAUCOM, TRUSTEE  
OF THE REVOCABLE TRUST  
OF ALLAN BAUCOM  
DB 9051 PG 112  
PIN: 01195022A

BOUNDARY LINES NOT SURVEYED  
DERIVED FROM COUNTY GIS DATA  
& SHOWN FOR REFERENCE ONLY

N/F:  
BRUCE MERLE SIMPSON  
DB 5905 PG 889  
PIN: 08009001



OWNER(S)  
BRICE BAUCOM FARMS INC  
DB 281 PG 391  
264.62 ACRES PER GIS  
PIN: 01222002

APPROXIMATE '500' BUFFER  
DERIVED FROM GIS DATA

N/F:  
BAUCOM  
INVESTMENTS LLC  
DB 5903 PG 606  
PIN: 01195020

N/F:  
BAUCOM INVESTMENTS LLC  
DB 6213 PG 566  
PIN: 01195023A

N/F:  
BRIAN C. NANCE  
&  
GAIL D. NANCE  
DB 6331 PG 644  
PIN: 01222007

N/F:  
ALLAN BAUCOM  
DB 6561 PG 13  
PC "E" PG 923  
PIN: 01195002

BOUNDARY LINES NOT SURVEYED  
DERIVED FROM COUNTY GIS DATA  
& SHOWN FOR REFERENCE ONLY

MORGAN MILL RD  
60' PUBLIC RIGHT-OF-WAY  
(DERIVED FROM GIS)



SCALE: 1" = 300'

LINETYPE LEGEND

- NON SURVEYED BOUNDARY LINE
- - - NON SURVEYED LINES PLATTED FROM GIS DATA
- RW — NON SURVEYED RIGHT-OF-WAY LINE
- . . - NON SURVEYED 500' BUFFER

SK-1



**GRIFFIN SURVEYING SERVICES, PA**

FIRM #: C-1671  
1310 Brief Road East Monroe, NC 28110  
QUALITY IS OUR PRIORITY

(704) 753-5008 agriffin@griffinsurveying.us

SITE PLAN OF:  
CHARLOTTE AERO MODELERS CLUB  
LEASE SITE

UNION COUNTY ~ NORTH CAROLINA

PREPARED FOR

DAVE DAVIES  
MONROE, NC

DRAWING NAME.:

AERO MODELERS

SCALE: 1" = 300'

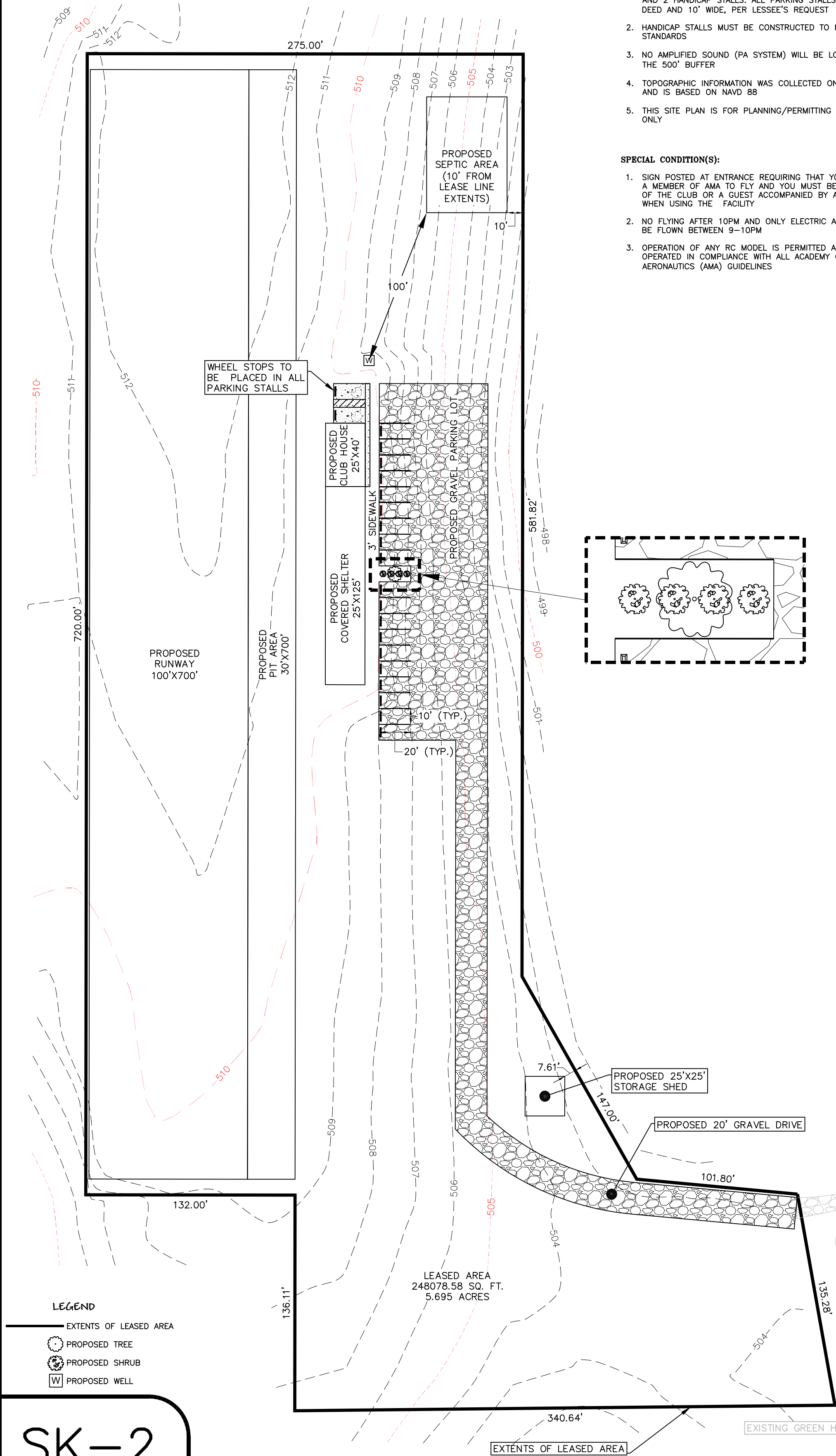
TAX ID #: 01222002

SURVEYED BY: BP

DRAWN BY: BP

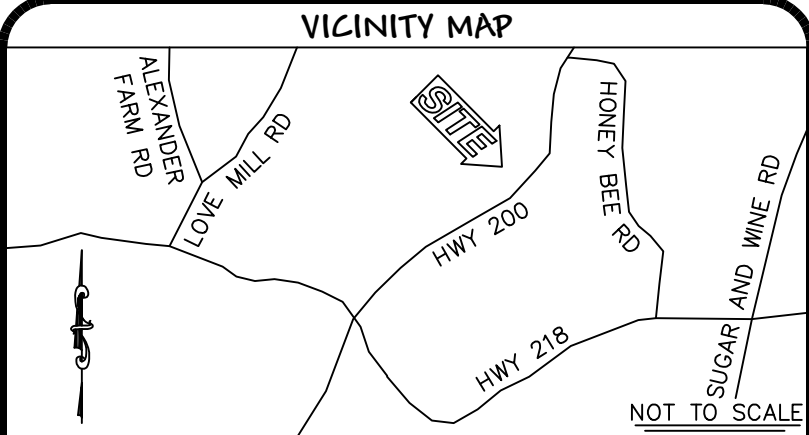
CHECKED BY: AG

DATE: 06/13/25



- GENERAL NOTES:**
1. PARKING SPACES PROVIDED INCLUDE 19 STANDARD STALLS AND 2 HANDICAP STALLS. ALL PARKING STALLS ARE 20' DEED AND 10' WIDE, PER LESSEE'S REQUEST
  2. HANDICAP STALLS MUST BE CONSTRUCTED TO MEET ADA STANDARDS
  3. NO AMPLIFIED SOUND (PA SYSTEM) WILL BE LOCATED WITHIN THE 500' BUFFER
  4. TOPOGRAPHIC INFORMATION WAS COLLECTED ON 06/12/25 AND IS BASED ON NAVD 88
  5. THIS SITE PLAN IS FOR PLANNING/PERMITTING PURPOSES ONLY

- SPECIAL CONDITION(S):**
1. SIGN POSTED AT ENTRANCE REQUIRING THAT YOU MUST BE A MEMBER OF AMA TO FLY AND YOU MUST BE A MEMBER OF THE CLUB OR A GUEST ACCOMPANIED BY A MEMBER WHEN USING THE FACILITY
  2. NO FLYING AFTER 10PM AND ONLY ELECTRIC AIRCRAFT CAN BE FLOWN BETWEEN 9-10PM
  3. OPERATION OF ANY RC MODEL IS PERMITTED AND MUST BE OPERATED IN COMPLIANCE WITH ALL ACADEMY OF MODEL AERONAUTICS (AMA) GUIDELINES



REVISIONS		
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		

**NAME OF DEVELOPMENT**  
CHARLOTTE AREOMODELERS FIELD

**PHYSICAL STREET ADDRESS**  
9509 MORGAN MILL RD, MONROE, NC 28110

**PARCEL NUMBER**  
01222002

**ZONING**  
RA-40

**SETBACKS & BUFFER**  
BUFFER

- 500'
- SETBACKS (RA-40)
- 40' FRONT SETBACK
- 15' SIDE YARD
- 40' REAR YARD

**MAX BUILDING HEIGHT**  
35'

**TOTAL ACREAGE**  
LEASING 5.695 ACRES FROM PIN:01222002 (APPROX. 264.6 ACRES)

**TOTAL DISTURBED AREA**  
APPROX. 3 ACRES

**WATER SOURCE**  
PRIVATE WELL

**WASTEWATER SOURCE**  
PRIVATE SEPTIC

**PARKING CALCULATIONS**  
19 STANDARD  
2 HANDICAPPED  
21 TOTAL PARKING STALLS  
(20'x10')

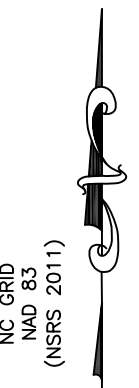
**EXTERIOR LIGHTING**  
NO EXTERIOR LIGHTING

**OWNER/CONTACT INFO**  
ALLAN BAUCOM  
- 9611 MORGAN MILL RD, MONROE, NC 28110  
- (704)221-7190

**APPLICANT/CONTACT INFO**  
SCOTT GANTT  
- 7105 FAIRWAY VISTA DR, CHARLOTTE, NC 28226  
- (704)564-0716



DocuSigned by:  
**Alexander S. Griffin**  
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6/13/2025 | 10:16:20 EDT



**LEGEND**

- EXTENTS OF LEASED AREA
- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED WELL

SK-2



**GRIFFIN SURVEYING SERVICES, PA**

FIRM #: C-1671  
1310 Brief Road East Monroe, NC 28110  
QUALITY IS OUR PRIORITY

(704) 753-5008 agriffin@griffinsurveying.us

**SITE PLAN OF:**  
**CHARLOTTE AERO MODELERS CLUB**  
**LEASE SITE**

UNION COUNTY ~ NORTH CAROLINA  
PREPARED FOR  
**DAVE DAVIES**  
MONROE, NC

DRAWING NAME.:  
AREO MODELERS  
SCALE: 1" = 50'  
TAX ID #:01222002  
SURVEYED BY: BP  
DRAWN BY: BP  
CHECKED BY: AG  
DATE: 06/13/25

# Building Elevations

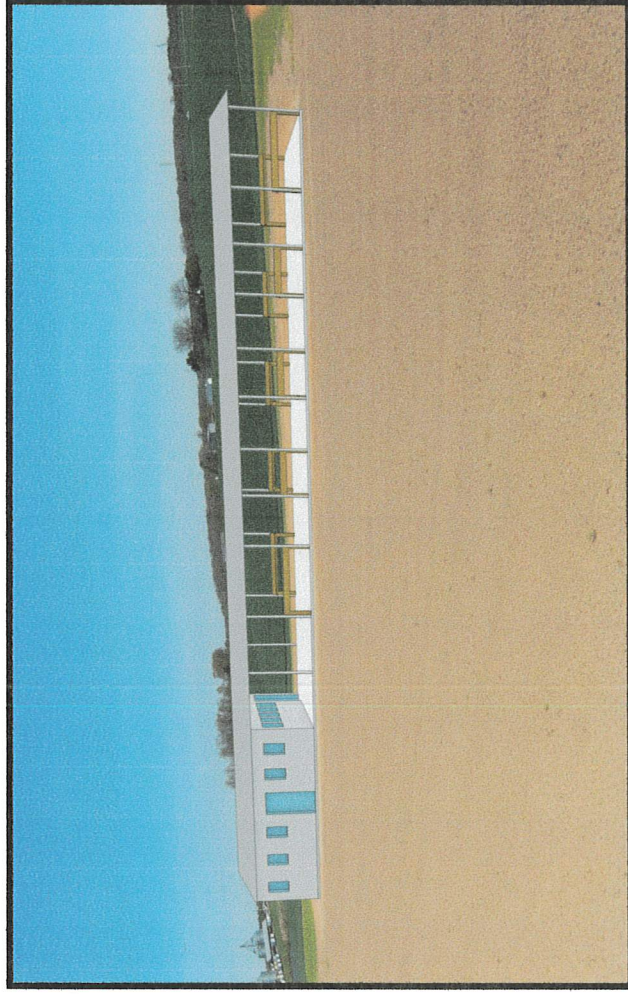


# Overhead View of New Field Graded

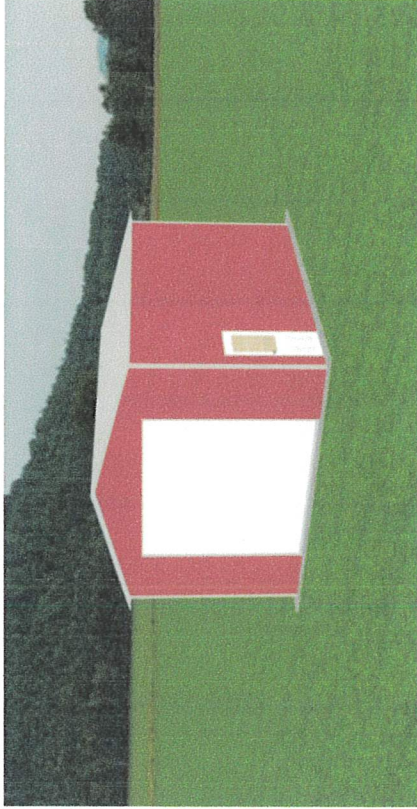




# Clubhouse and Shelter



# Mower Shed



# Impact Study



IMPACT STUDY OF A  
PROPOSED MODEL AEROPLANE  
FIELD

---

CHARLOTTE AEROMODELERS, INC.  
Morgan Mill Road, Monroe, NC 28110

As of:  
April 21, 2025

Date of Report:  
April 22, 2025

For:  
Charlotte Aeromodelers

By:  
Rob Morrison, Appraiser  
613 Euclid Street  
Monroe, North Carolina 28110





## Morrison Appraisal, Inc.

613 Euclid St  
Monroe, NC 28110  
704-283-2286  
704-283-8989 fax

morrisonappraisal@carolina.rr.com

April 22, 2025

W. Scott Gantt RHU GBA CEBS  
USI Insurance Services  
6100 Fairview Road, 14<sup>th</sup> Floor  
Charlotte, NC 28210

Dear Scott:

As requested, I have studied the property located on Morgan Mill Road in Monroe, NC. The property consists of 6 acres out of 264.62 acres of land. The property is owned by Brice Baucom Farms, Inc. and it is where you plan to develop the site as a model aeroplane field.

Based on the information gathered, it is my opinion that using the site as a model aeroplane field will not injure the value of the abutting or adjoining properties.

If you have any questions please let me know.

Sincerely,

Rob Morrison



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## IMPORTANT FACTS AND CONCLUSIONS

Property Location	Morgan Mill Road
Owner	Brice Baucom Farms, Inc.
Tenant	Charlotte Aeromodelers
Date of Study	April 21, 2025
Date of the Report	April 22, 2025
Property Rights Appraised	Fee simple
Zoning	RA-40
Map reference	01-222-002
Legal Description	Book 729 page 204
Land area	6 acres out of 264.62 acres
Description of Improvements	Model Aeroplane Field

## **INTRODUCTION**

The property being studied consists of 6 acres out of 264.62 acres of land where Charlotte Aeromodelers wishes to operate a model aeroplane flying field. The property is located on Morgan Mill Road south of the intersection of Morgan Mill Road and Honey Bee Road. Brice Baucom Farms, Inc. owns the property and will be leasing the site to Charlotte Aeromodelers, Inc. The property can be identified as tax parcel 01-222-002. The use of this property for a model aeroplane field requires a special use permit under the current zoning.

## **PURPOSE OF THE LAND UTILIZATION STUDY**

The purpose of this study is to meet the requirements of Union County for a special use permit. The special use permit is required because the owner wishes to lease the site to a model aeroplane field. The report will address: "The use will not substantially injure the value of the adjoining property."

## **EFFECTIVE DATE OF THE STUDY**

The effective date of this study is April 21, 2025, which is the date of the inspection. The date of the report is April 22, 2025.

## **SCOPE OF THE APPRAISAL**

The scope of the appraisal includes an inspection of the subject property and observation of the surrounding area.



The scope of the appraisal also includes gathering local and regional information on the subject property. Information such as property values, growth rates, supply & demand will be gathered.

Sales adjoining similar sites will be compared to sales in the area that are not influenced by the presence of a model aeroplane field. The analysis will help determine the impact of the planned project on the surrounding area. The search area is expanded to several counties in order to locate similar sites.

### **TAXES AND ASSESSMENTS**

The land and existing improvements are currently valued for tax purposes by the Union County Tax Assessor's Office at \$2,578,700 and this includes 264.62 acres of land. The current tax rate is \$.588 per hundred but will change in July.

### **HISTORY OF PROPERTY**

The current owner has owned the property for many years. Currently, Charlotte Aeromodelers, Inc. plan to lease 6 acres of the site to operate as a model aeroplane field.

### **UNION COUNTY DATA**

Union County is a county of approximately 239,859 people that was established in 1842. Union County is one of the fastest growing counties in North Carolina. The county's population has increased by 66 percent in the past 10 years, compared to 18 percent for the state as a whole. Nationwide, the county ranks as the 7th fastest growing Monroe is the county seat and has an estimated 35,105 people. Union County is governed by a County Manager-County Commissioner

type government. Union County is located southeast of Charlotte, North Carolina and the main highways are U. S. 74, Highway 601 and Highway 200.

#### UNION COUNTY EDUCATION

Union County has one public school system consisting of 11 senior highs, 9 middle and 30 elementary schools.

Wingate University is located in Wingate, North Carolina, southeast of Monroe. This is a four-year private university that provides many Union County students with access to a four-year institution.

#### HOUSING

The western part of the county is the fastest growing area with many new residential subdivisions being developed. Other parts of the county are starting to show some new growth as the economy recovers.

#### EMPLOYMENT

A highly diversified industrial base has helped Union County weather fluctuations that inevitably arise during cyclical ups and downs.

State-of-the-art manufacturing facilities as well as poultry, grain, dairy, and beef cattle farms all contribute to the thriving industry in Union County. Together Tyson Foods and Pilgrim's Pride, both poultry growers and processing plants, employ over 2,000 people.

Union County is home to the second largest equine population in the state; Morgan horses are bred and trained at Apple Flat Farms, which occupies 73 acres in northern Union County. And a skilled workforce helps industry meet the changing needs.

Monroe is home to over 100 medium to large manufacturing and distribution companies. Global giants such as Goodrich, ATI Allvac, Greiner Bio-One, Tyson Foods, TYCO/Scott Health and Safety, Cyril Bath and BonaKemi USA have substantial operations in Union County.

Union County also has strong international ties. Local developers visit the home office of these multinational companies as often as possible. France-based Turbomeca Manufacturing Inc. located an advanced aerospace manufacturing facility in Monroe after an extensive search for a North American location but the company has moved its operation to another location.

Many Union County residents work in Mecklenburg County. The average commute time is 29 minutes.

## CONCLUSION

The outlook for Union County should be continued growth as long as the economic conditions remain strong. There is still developable land throughout the county, quality schools, and the low taxes/proximity to Charlotte will continue to bring growth to the area

## NEIGHBORHOOD

The subject property is located on Morgan Mill Road approximately 12 miles north of Monroe, NC. There are no established neighborhood boundaries. The general area is built up approximately 50 to 55 percent with the following uses: Single family 50% and Vacant 50%.

The maintenance in the area seems to be adequate and the property compatibility seems to be average. The appeal and the appearance of the properties is also average with the rental demand and development being typical for competing neighborhoods. Access is adequate and police and fire protection are typical for the area.

The neighborhood has a good balance of single family houses and farms and there does not seem to be an oversupply of any particular use. In addition to the residential and farm uses there are scattered commercial uses such as a restaurant and produce stand that are located near the intersection of Morgan Mill Road and Highway 218.

The area is rural and the potential for development, the property values, the vacancy rate, the population trend and employment all seem to be stable. A change in land use seems to be unlikely.

The neighborhood has electricity and telephone service available. All are public utilities. Wells are used for water and septic tanks are used for sewage disposal.

In general, the neighborhood is growing but there is still farming use in the area. There are not any negative neighborhood factors that would affect the values or the marketability of the neighborhood.

## **SITE**

The site contains approximately 6 acres out of a 264.62 acre parcel that is located on Morgan Mill Road. The total acreage is based on the tax map and the 6 acre site was provided by Charlotte Aeromodelers. The site is irregular in shape with rolling topography.

Access is provided by Morgan Mill Road, which is a two lane state maintained road. The 6 acres will have a right of way to Morgan Mill Road.



Utilities that are available to the site include electricity. Wells are used for water and septic tanks are used for sewage disposal.

According to flood map number 3710557100K, the site is not located within a flood area. A soil analysis was not provided.

No survey was provided and it is assumed that there are no adverse easements, encroachment, or conditions that would affect the site.

The tax map is shown below as well as the site plan showing the flying area and safety zones.









## Overhead View of New Field Graded



### ZONING

The property is currently zoned RA-40. This district is designed to encourage the perpetuation of agricultural uses and compatible agribusiness uses and to accommodate low density residential development (including most classes of manufactured homes) in areas not experiencing strong growth pressures and not served by public water and sewer.<sup>3</sup>

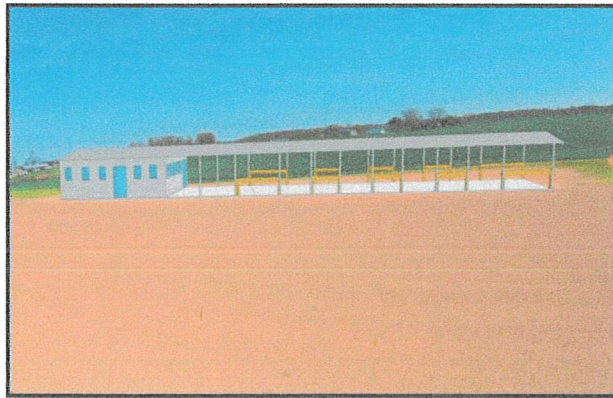
The zoning is controlled by Union County and the use for a aeroplane field requires a special use permit.



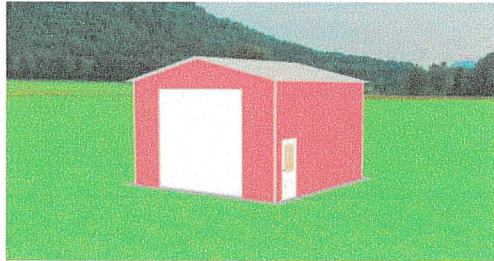
## IMPROVEMENTS

The subject is vacant land that consists of open land. The improvements will consist of designated flight stations, event parking, two buildings and a grass runway. The main building will be a 24 x 100 metal shed that will be connected to a 24 x 45 clubhouse. The clubhouse will have restrooms and a kitchen. The other building will be a 25 x 25 metal storage building. There will also be a septic tank and well.

### Clubhouse and Shelter



## Mower Shed



### HIGHEST AND BEST USE

Highest and best use is defined as the reasonable, probable and legal use of land or sites as though vacant, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value.<sup>4</sup>

The highest and best use of the property will be estimated as vacant and as improved. The four main factors to be considered are:

- 1) Is the use legally permissible?
- 2) Is the use physically possible?
- 3) Is the use financially feasible?
- 4) Is the use maximally productive?

The highest and best use of the site will be first estimated as if vacant.

#### LEGALLY PERMISSIBLE

The legally permitted use includes a wide variety of residential uses and agricultural uses.

#### PHYSICALLY POSSIBLE

The subject has a useable shape. It has adequate drainage and size to meet most needs. The subject also has average visibility. These physical features would allow a variety of uses to be physically possible.

#### FINANCIALLY FEASIBLE

The subject is surrounded by a mixture of uses and is located on Morgan Mill Road. The demand for residential use is good at this time. Farming is still very strong in the area.

#### MAXIMALLY PRODUCTIVE

The final question in the highest and best use analysis is what use is maximally productive for the land. It has been determined that the demand is average for residential use. Farming is still strong in the area. The maximally productive use would be residential use. Therefore, the highest and best use of the site is residential and farm use.

#### **SURROUNDING PROPERTIES**

The site is part of a 264.62 acre parcel and it will not touch any other owner's property. The properties listed join the 264.62 acre parcel.

The subject property joins the following properties:

Parcel #	Owner	Acreage	Zoning	Improvements
01-192-008	RSI Investments	88.97	RA-40	Mobile Home & Farm Buildings
08-006-013	Jeffrey Haney	47.12	RA-40	Vacant Land
08-006-013A	Boyce Furr	25.11	RA-40	Single Family House
08-009-011	Bruce Simpson Spratt Family	184.85	RA-40	2 Single Family Houses
01-222-001	Partnership	148.42	RA-40	Vacant Land
01-195-023A	Baucom Investments	23.2	RA-40	Vacant Land
01-195-020	Baucom Investments	82.55	RA-40	Vacant Land

### THE EFFECT ON ADJOINING PROPERTY

The improvements to the site will consist of a model aeroplane field. In order to examine the effect on the adjoining properties, existing aeroplane fields were studied in several counties.

#### Areas Examined

- 1) There is a field on Morgan Mill Road in Union County that has been open for 15 years. This site is the current location of Charlotte Aeromodelers. There have not been any sales that join the site. Charlotte Aeromodelers have been flying at the current location without any complaints from any of the neighbors.
- 2) The site for Po-Boys Proptwisters, which is a model aeroplane field, is located on Poplin Road in Union County. The site consists of 115.61 acres. This site joins Stratford subdivision. 24 new houses that join the site have sold from 2020 to 2024. The sale prices of the houses that join the site is very similar to the other sales in the same neighborhood that do not join the site.



3) Smith Lake Flyers is located off of Smith Lake Road in Stanly County. This field joins the Cabarrus County line. A 1,555 sq. ft. house with 5.2 acres sold for \$305,000 in August of 2021. The price per sq. ft. was \$196.00. This property is approximately 1,500 feet from the landing strip. A similar house sold that was one mile away from the house above sold for \$296,000 in August of 2021. The price per sq. ft. for this house was \$176.00. The two houses were very similar except the first house had a little more land. It does not appear that the location of the airfield affected the sale price.

#### FINAL CONCLUSION

The subject property will be used as a model aeroplane field. After examining other aeroplane fields, it appears that the sales in other areas are not affected by the location of the fields. After considering other locations it is the appraiser's opinion that the proposed use will not substantially injure the value of the abutting or adjoining property.

Rob Morrison, Appraiser  
Home - 815 Bridgewater Drive  
Monroe, N. C. 28112  
Office - 613 Euclid Street  
Monroe, N. C. 28110

NC State Certified General Appraiser #A-400  
SC State Certified #CG-2637

#### EDUCATION

BA Degree - University of North Carolina Charlotte - 1974

#### APPRAISAL COURSES ATTENDED AND PASSED WITH EXAM

Course 101 - Introduction to Appraising Real Property  
Society of Real Estate Appraisers - May 1992

Course 201 - Principals of Income Property Appraising - May 1985  
Society of Real Estate Appraisers - May 1985

Course 202  
Society of Real Estate Appraisers - January 1991

North Carolina State Certification  
General Certification - 1990

Course Part A Standards of Professional Practice  
Appraisal Institute - 1992

USPAP - Every two years

NC Rules and Appraisal Guidelines  
2004

USPAP Update/Appraising Small Subdivisions  
2005

#### APPRAISAL COURSES PASSED BY CHALLENGING EXAMS

Course 8 - Appraising the Single Family Residence  
American Institute of Real Estate Appraisers - 1980

Course 102 - Applied Residential Property Valuation  
Society of Real Estate Appraisers - November 1986

Morrison Appraisal, Inc.

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Charlotte Aeromodelers - Morgan Mill Road

Course 1-A1 - Real Estate Principals  
American Institute of Real Estate Appraisers - 1987

Course 1-A2 - Basic Valuation Procedures  
American Institute of Real Estate Appraisers - 1987

Introduction to Review Appraisal  
McKissock Data Systems - June 1997

Fourteen hours of continuing education per year 1998-2020

#### WORK HISTORY

1985 to Present -	Morrison Appraisal, Inc. - President Real Estate Appraiser - Residential and Non-Residential Fee Panel - FHA
1983 - 1985	Self-Employed as Real Estate Appraiser
1977 - 1985	Real Estate Broker Received Broker License in 1977
1975 - 1977	Real Estate Appraiser for Union County Tax Office

#### APPRAISAL SEMINARS

Highest and Best Use	AIREA
Demonstration Report Writing	SREA
Standards of Professional Practices	SREA
R-41 C Seminar	League of Savings and Loan

#### CONTINUING EDUCATION

The appraiser's continuing education is currently complete.

#### PROFESSIONAL ORGANIZATIONS

National Associations of Realtors  
Union County Board of Realtors  
Charlotte Commercial Realtors

Morrison Appraisal, Inc.

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Charlotte Aeromodelers - Morgan Mill Road

PARTIAL LIST OF APPRAISAL CLIENTS

First Citizens Bank & Trust  
Truist Bank  
Whitley Mortgage  
State Employees Credit Union  
America Bank of the Carolinas  
First Bank  
Charlotte Metro Federal Credit Union  
FHA Approved Appraiser





# Fire Department Access Letter



New Salem Volunteer Fire Department  
6711 East Highway 218  
Marshville, NC 28103  
704-385-9619



April 3, 2025

To Whom It May Concern:

This letter serves to confirm that any fire apparatus that may respond to the area/property in question on Morgan Mill Road in the care of Charlotte Aeromodelers, will have no issues accessing the area. The property has been driven, and no issues were noted.

Regards,

*Keith Starnes*

Keith Starnes

Fire Chief

kstarnes@newsalemvfd

# Soil Test



# PRELIMINARY SOIL AND SITE EVALUATION

Union County Tax Parcel: 01222002  
9509 Morgan Mill Road  
Monroe, NC 28110

Prepared For:

Radio Control Airplane Club, the Charlotte Aeromodelers  
Attn: Scott Gantt  
7105 Fairway Vista Drive  
Charlotte, NC 28226

Prepared By:



Thompson Environmental Consulting, Inc.  
PO Box 541  
Midland, NC 28107

April 11, 2025



## INTRODUCTION & SITE DESCRIPTION

This Preliminary Soil and Site Evaluation was performed on an approximate 3-acre portion of a 272-acre tract of land located on 9509 Morgan Mill, Monroe, North Carolina (Union County Tax Parcel: 01222002).

Thompson Environmental Consulting, Inc. (TEC) was retained to determine whether the soils are suitable for onsite subsurface wastewater treatment and disposal. The property was evaluated in accordance with North Carolina statutes for waste disposal (“Laws and Rules for Sewage Treatment and Disposal Systems”, effective September 30, 2024).

## INVESTIGATION METHODOLOGY & SITE PHYSICAL CHARACTERISTICS

Individual soil borings were evaluated, and soil color was determined with a Munsell Soil Color Chart. Observations of the landscape (slope, drainage patterns, etc.) as well as soil properties (depth, texture, structure, seasonal wetness, restrictive horizons, etc.) were recorded.

The project study area is currently undeveloped and is being used for agricultural production. Areas within our project study area had been recently graded.

## FINDINGS

A field survey was conducted on April 10, 2025. Ten soil borings were advanced with a hand-held auger and locations are noted in the attached Figure 1.

**Suitable for Conventional-Type Systems.** Soil borings classified as being Suitable for Conventional-Type Systems, which may include Gravel, Accepted, Alternative, Shallow-Placed Systems and Prefabricated Permeable Block Panel Systems, are denoted in the attached Figure as green and orange points. While the particulars and costs between the system types can vary considerably, these are generally the preferred system types. This soil appeared adequate to support a long-term acceptance rate (LTAR) of 0.3 GPD/sq-ft.

**Unsuitable.** Soil borings classified as Unsuitable for wastewater treatment and disposal had a restrictive horizon within 12 inches of the ground surface and are depicted in the attached Figure as red points.

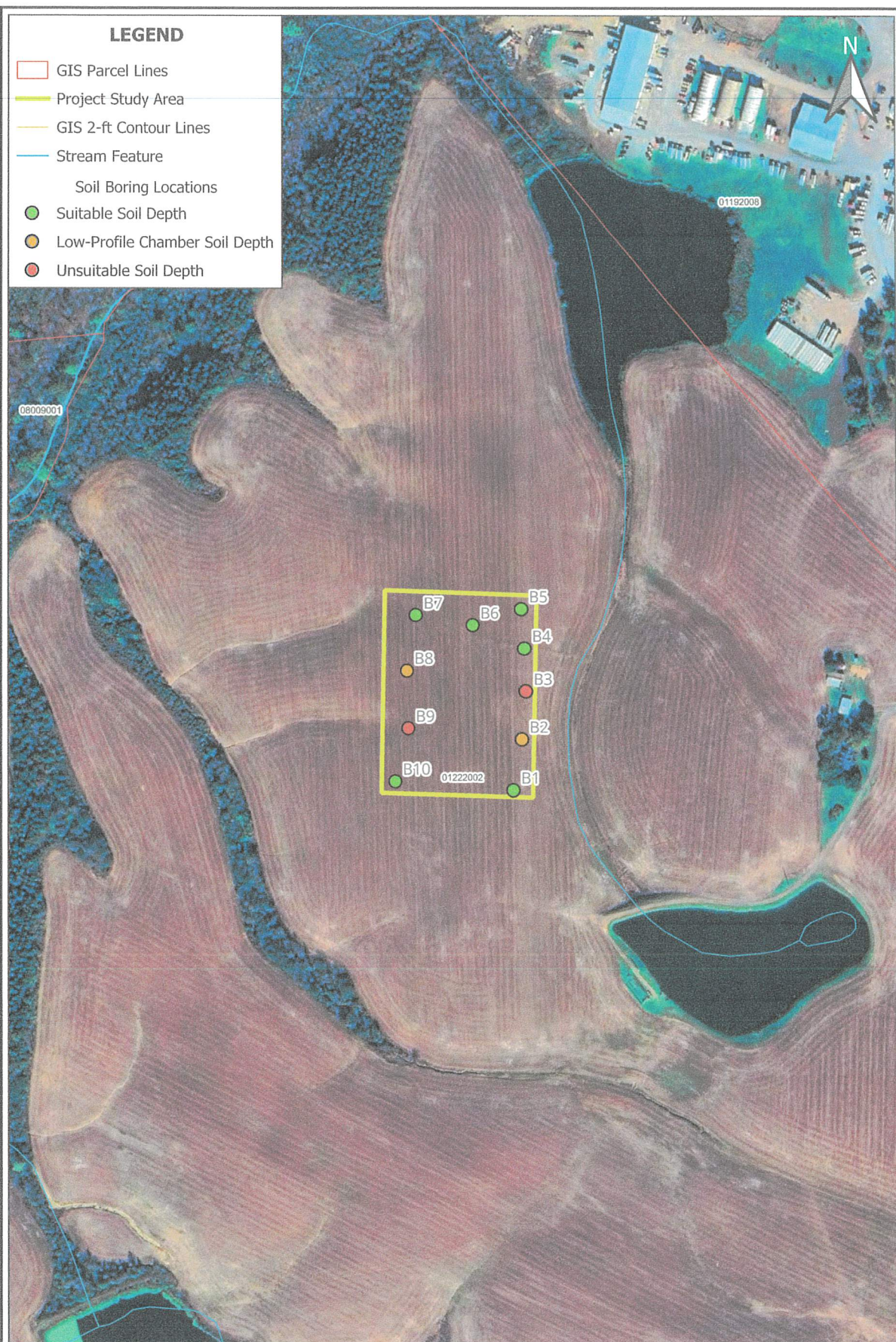
## DISCUSSION


The soils located on the northern end of the project study area “Suitable” for Gravel, Accepted, Shallow Placed, and Prefabricated Permeable Block Panel Systems. It is estimated that approximately 4,500 to square feet of suitable soil area would need to be allocated and left completely available for the installation and required repair area for a conventional-type system serving a 40-person assembly area with a full kitchen.

## CONCLUSION

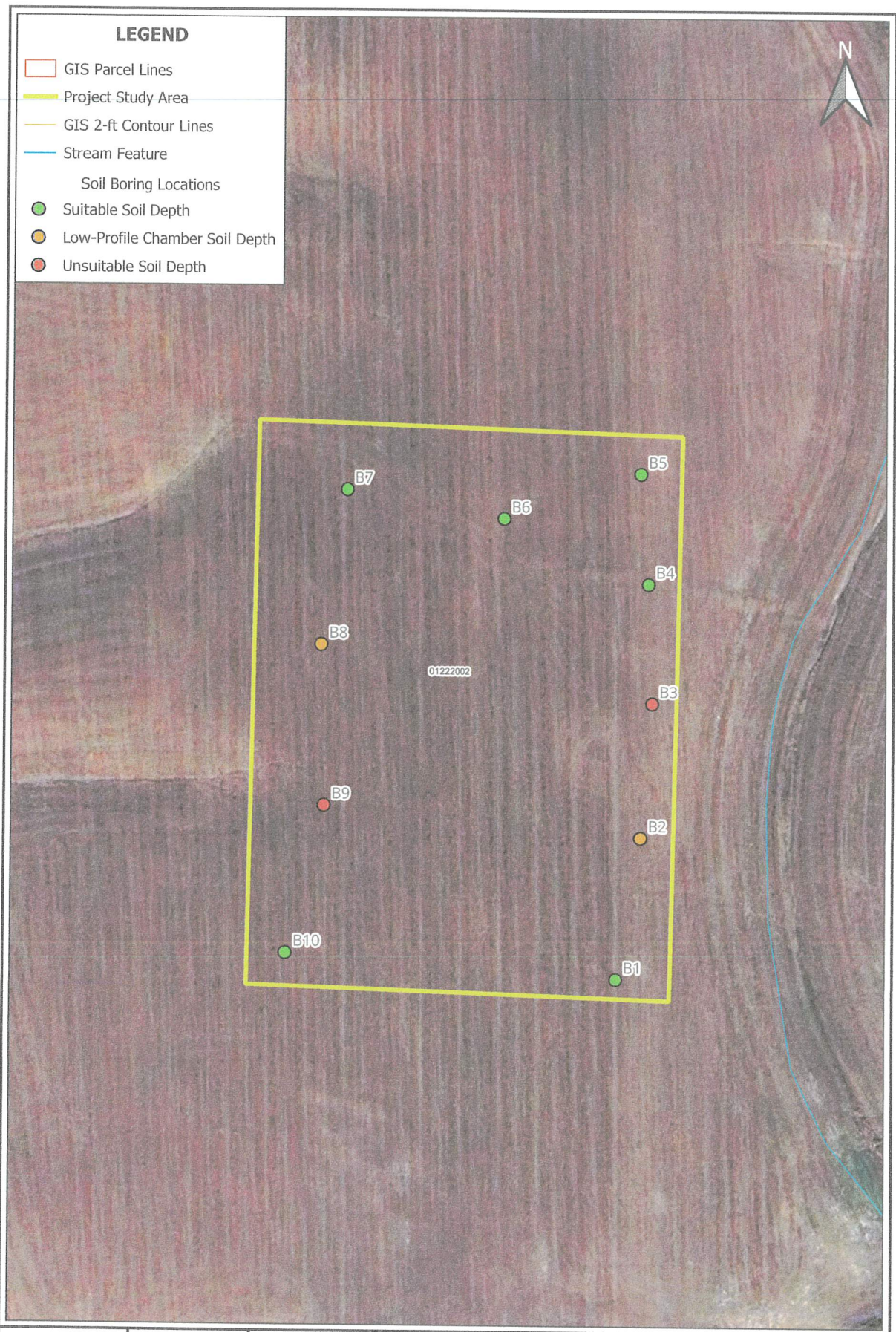
The findings presented herein represent TEC's professional opinion based on our Soil and Site Evaluation and knowledge of the current laws and rules governing on-site wastewater systems in North Carolina. Soils naturally change across a landscape and contain many inclusions. As such, attempts to quantify them are not always precise and exact. Due to this inherent variability of soils and the subjectivity when determining limiting factors, there is no guarantee that a regulating authority will agree with the findings of this report.





	Prepared For: Radio Control Airplane Club, the Charlotte Aeromodelers	<p align="center"><b>Soil and Site Evaluation</b></p> <p align="center">County Parcel: 01222002          9509 Morgan Mill Road          Monroe, NC 28110</p> <p align="center">Union County</p>	Date: April 2025 Scale: 0 150 300 ft TEC Job #: 25-110	Figure <h1 align="center">1</h1>
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Prepared For:  
Radio Control  
Airplane Club, the  
Charlotte  
Aeromodelers

**Soil and Site Evaluation**

County Parcel: 01222002  
9509 Morgan Mill Road  
Monroe, NC 28110

Union County

Date:  
April 2025

Scale:  
0 50 100 ft

TEC Job #:  
25-110

Figure  
**2**



**Special Use Permit Petition No. 2025-SUP-01**

**PROJECT SUMMARY**

**Location:** 9509 Morgan Mill rd.

**Parcel Numbers:** 01-222-002

**Current Zoning** RA-40 (Residential / Agriculture)

**Existing Use:** Farm

**Proposed Use:** +/- six acres leased for RC plane airfield

**Owner (s)** Allan Baucom

**Applicant / Agent:** Charlotte Aeromodelers / Scott Grant, president

**Applicant Address:** 7105 Fairway Vista Dr.  
Charlotte, NC 28226

**Meeting Date:** September 16, 2025

**SUMMARY OF REQUEST**

The Applicant, Charlotte Aeromodelers is requesting a Special Use Permit to construct and operate an RC plane airfield on six leased acres on a 264.62 acre parcel located at 9509 Morgan Mill Rd., more specifically identified by Union County as parcel number 01-222-002. The intended use is for an airfield for the members of the Charlotte Aeromodelers to fly RC planes and to have occasional air shows that will be open to the public and other RC clubs. Since there will be spectators present at these air shows the use is classified as Entertainment and Spectator Sports, Outdoor Major. The Union County Development Ordinance requires the issuance of a Special Use Permit for Entertainment and Spectator Sports, Outdoor Major that are located in the RA-40 zoning district. The applicant has shown that they meet the minimum 500 ft. buffer requirements as outlined in Section 30.080-B of the Union County Development Ordinance. Rob Morrison, a certified appraiser with Morrison Appraisals, Inc. conducted an impact study for the proposed use. In the conclusion of the Impact Study the appraiser states, "The subject property will be used as a model aeroplane field. After examining other aeroplane fields, it appears that

the sales in other areas is not affected by the location of the fields. After considering other locations it is the appraiser's opinion that the proposed use will not substantially injure the value of the abutting or adjoining property."

#### EXISTING ZONING OF ADJACENT PROPERTIES

**North:** RA-40 (Residential / Agriculture)  
**East:** RA-40 (Residential / Agriculture)  
**South:** RA-40 (Residential / Agriculture)  
**West:** RA-40 (Residential / Agriculture)

#### EXISTING LAND USE OF ADJACENT PROPERTIES

**North:** Farmland / Single Family Residential  
**East:** Farmland  
**South:** Farmland  
**West:** Farmland / Wooded

#### ISSUES / CONCERNS

Staff has no issues or concerns with the proposed use.

#### STAFF RECOMMENDED CONDITIONS

1. Must comply with all local, state and federal regulations.
2. Must comply with the Union County Development Ordinance and North Carolina Building Code.
3. Must fully comply with the site-specific plan.
4. Must provide a 500 ft. buffer along all exterior property lines.



# Union County, NC

## Staff Report

Union County Government  
Center  
500 North Main Street  
Monroe, North Carolina  
[www.unioncountync.gov](http://www.unioncountync.gov)

---

**File #:** 25-565

**Agenda Date:** 9/16/2025

---

**TITLE:**

Rezoning Petition 2025-CZ-007 Rodriguez

**DETERMINATION OF CONFLICTS**

**INFORMATION CONTACT:**

Bjorn E. Hansen, Senior Planner- Long Range Planning, 704-283-3690

**ACTION REQUESTED:**

Recommend approval or denial of proposed rezoning to the Board of Commissioners

**BACKGROUND:**

This case is requesting to rezone one parcel totaling two acres appearing on the tax map as tax parcel 09-128-014R located on Pageland Highway from RA-40 to Light Industrial (LI) with Conditions. The rezoning request is to allow the applicant to build a telecommunications equipment storage and office building.

A community meeting was held on August 26, 2025. One resident attended the meeting. They asked about driveway access to the site and impact on property values. No changes were made as a result of the community meeting.

**FINANCIAL IMPACT:**

None



# Application for Conditional Rezoning

Union County  
Planning Department  
500 N Main Street - Suite 70  
Monroe, NC 28112  
T 704.283.3565  
E UCPlanning@unioncountync.gov

## General Information

Project Address 2714 Pageland Hwy City Monroe State NC Zip 28112

Tax Parcel ID 09-128-014-R Current Zoning Designation RA-40 Total Acres 2

Proposed Zoning Designation LI Date Submitted 1/24/2025

## Contact Information

Applicant Name David Rodriguez

Address 4508 Poplin Grove Dr City Indian Trail State NC Zip 28079

Phone 305 680 4887 Fax \_\_\_\_\_ Email darob@outlook.com

Property Owner Name Neuse Telecom, LLC

Address 4508 Poplin Grove Dr City Indian Trail State NC Zip 28079

Phone 305 680 4887 Fax \_\_\_\_\_ Email neusetelecom@gmail.com

## Applicant's Certification

Edith Suarez  
Signature

1/24/2025  
Date

Edith Suarez

David Rodriguez  
Printed Name/Title

## Owner's Certification

Edith Suarez  
Signature

1/24/2025  
Date

Edith Suarez

David Rodriguez  
Printed Name/Title

## Union County Office Use Only:

Case Number: 2025-CZ-007 Date Received: 6-24-25

Amount of Fee (\$900): \$1,000 Fee Ok: BEA Received by: BEA

Contact Bjorn Hansen to begin the process. T. 704.283.2690 E. Bjorn.hansen@unioncountync.gov



## LETTER OF INTENT

Indian Trail June 20, 2025

RE: Conditional Rezoning  
Parcel No: 09128014R

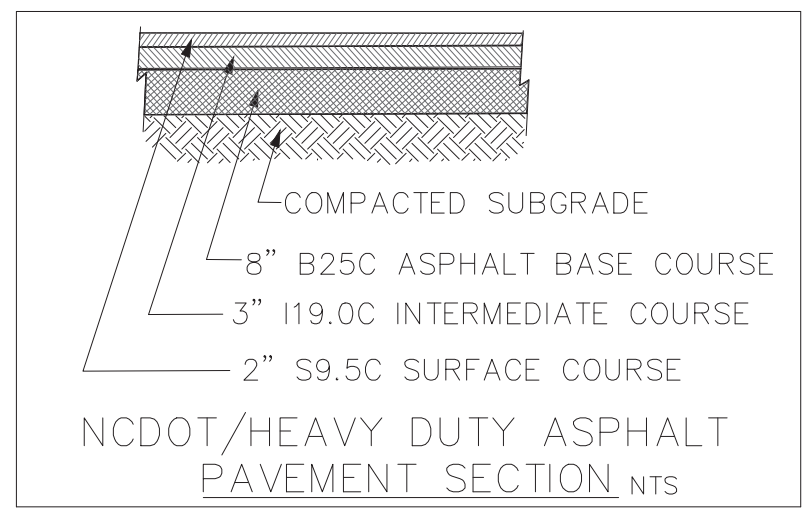
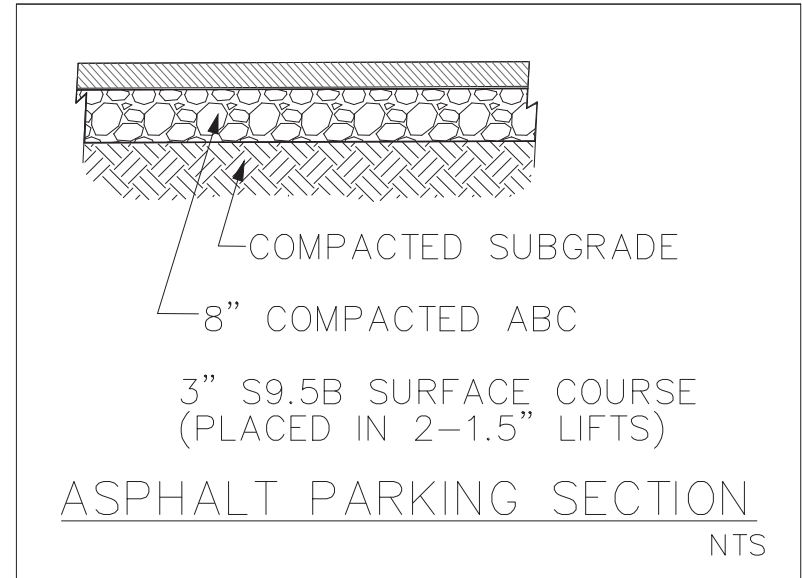
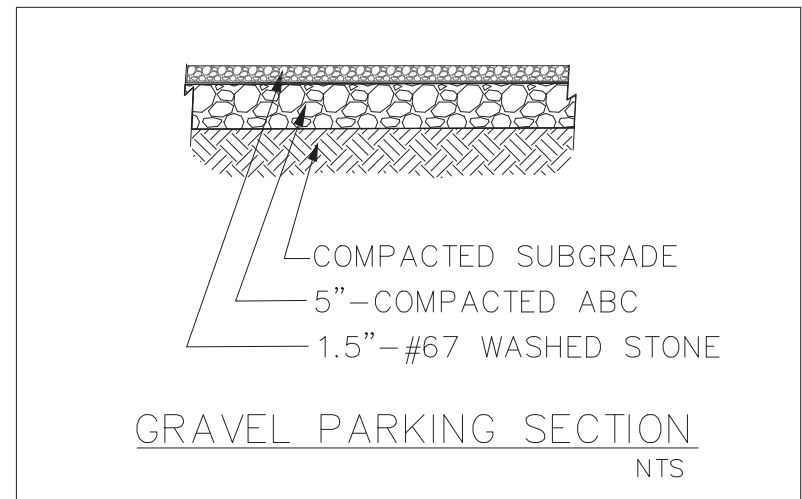
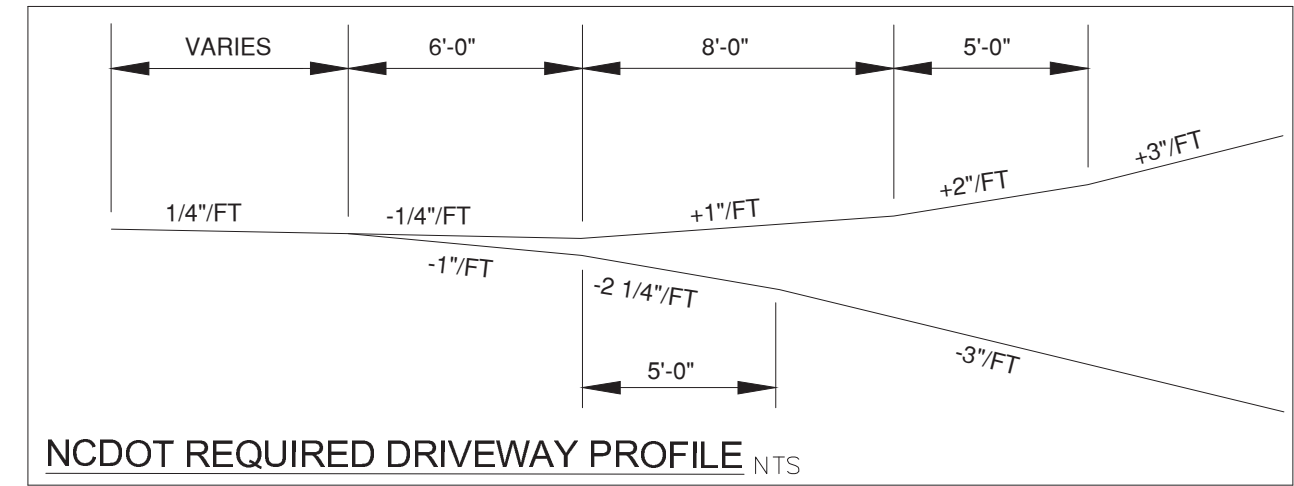
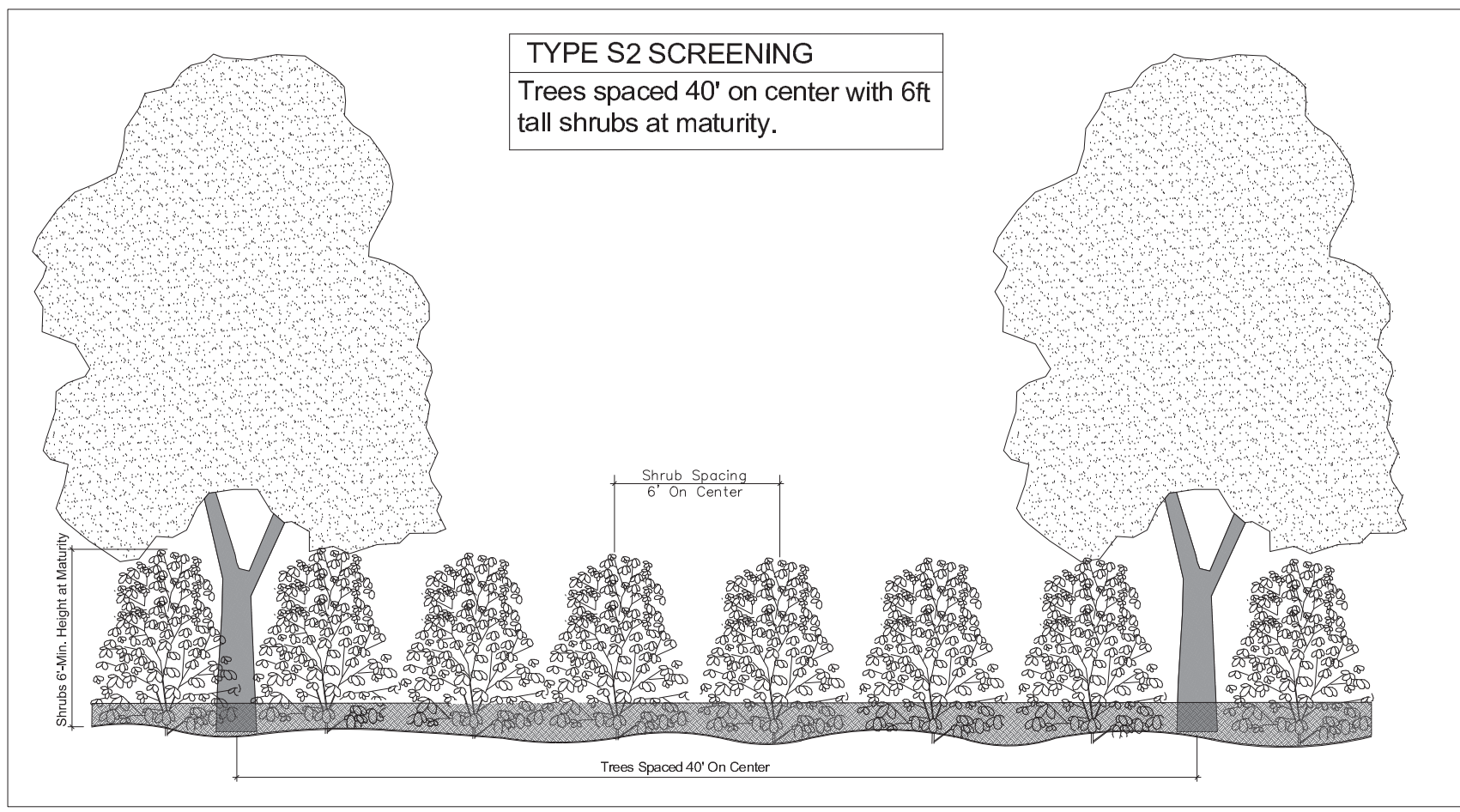
This shall serve as the required letter of intent to rezone parcel 09128014R located off US 601S from RA-40 to LI for the use of an office and warehouse site for Neuse Telecom, LLC.

Thank you,

A handwritten signature in blue ink, appearing to read "David Rodriguez", with a stylized flourish at the end.

David Rodriguez  
President

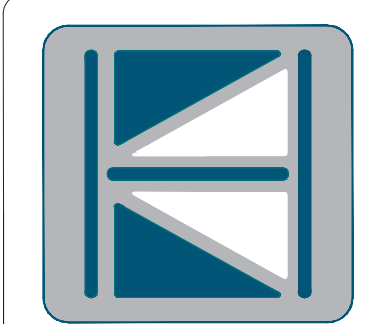
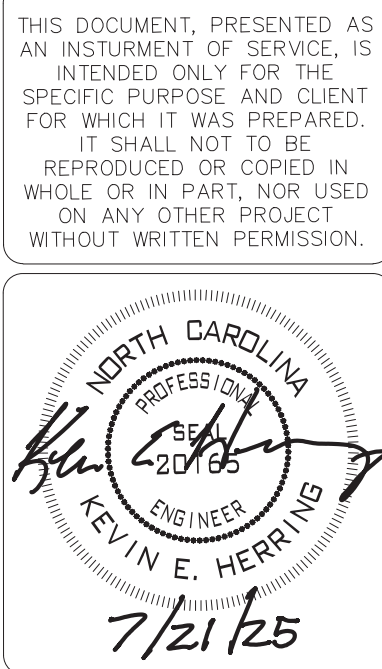
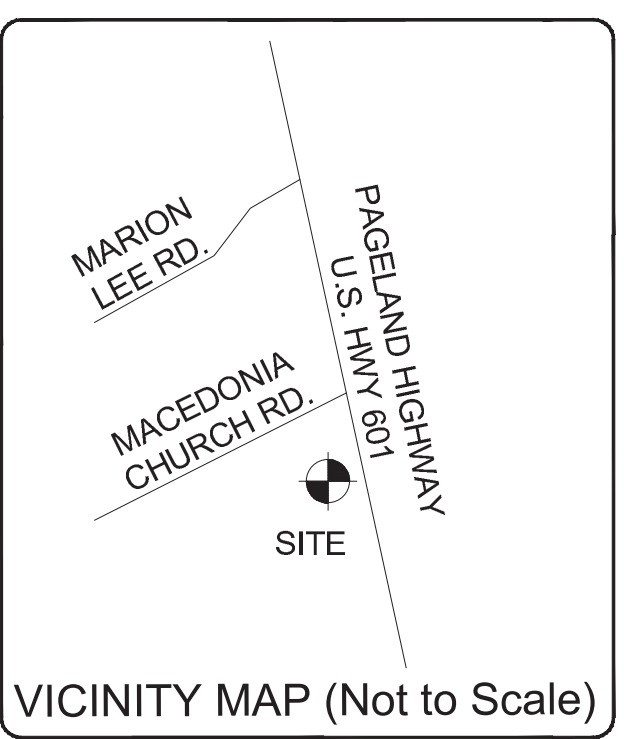
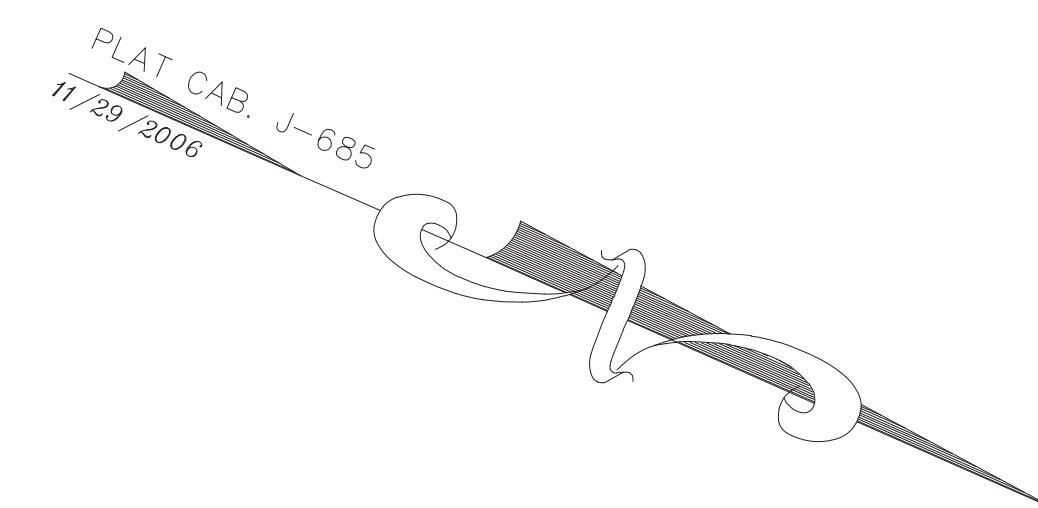




NOTE:  
PROPERTY BOUNDARY AND SURVEY DATA PROVIDED BY:  
SKIDMORE SURVEYING, INC. LICENSE NO. C-1876  
121 E. PHIFER ST., MONROE, NC 28110 (704) 289-4855  
skidmoresurveying@outlook.com

S2 SCREENING REQUIRED (REAR LINE)  
EXISTING TREES TO BE UTILIZED FOR SCREENING. ADDITIONAL TREES AND/OR SHRUBS TO BE ADDED AS NEEDED TO MEET UDO REQUIREMENTS

THIS DRAWING IS A PRELIMINARY SKETCH PLAN FOR DEVELOPMENT PLAN REVIEW ONLY AND NOT FOR RECORDATION, CONVEYANCES OR SALES. PLAT TO BE PROVIDED BY OTHERS.



**Kevin E. Herring**  
**ENGINEERING**  
16101 Silver Road  
Oakboro, NC 28129  
980-621-0835  
kevin@kevinherringengineering.com

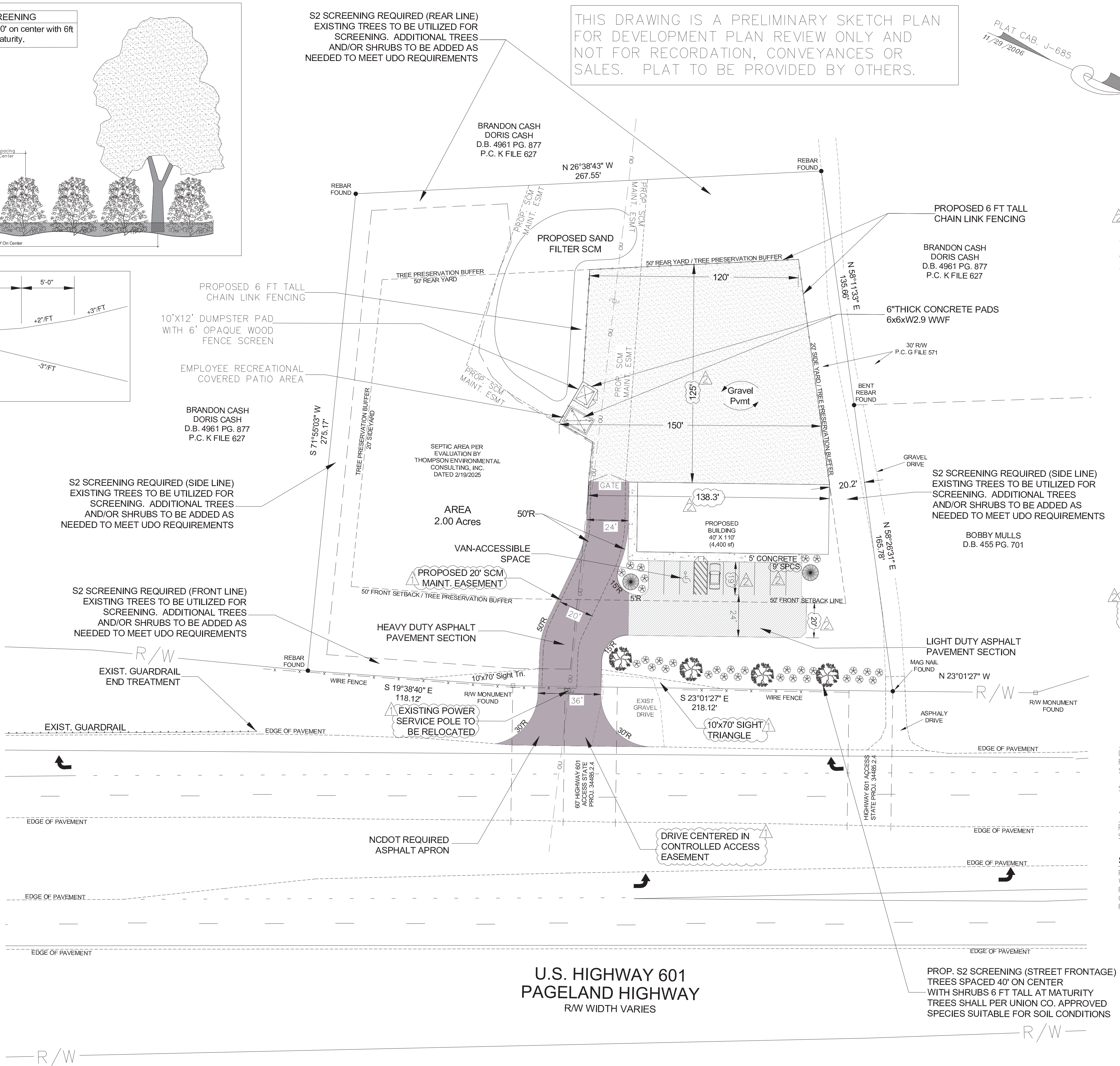
DATE: 06/20/2025  
HORIZ. SCALE = 1" = 30'  
VERT. SCALE = N/A  
DRAWN BY: keh

NO.	DATE	REVISION:
1	6/27/25	Rev Driveway Location
2	7/21/25	Rev Per Union Co. Review Cmnts

**NEUSE TELECOM LLC**  
**OFFICE & WAREHOUSE SITE**  
**601S MONROE NC**  
**REZONING PLAN**



1 of 1



**REQUIRED FOR REZONING APPROVAL**  
This parcel was created by the Marcie Eudy Estate will. Review through the Minor Subdivision process is required and a plat recorded officially creating the lot prior to rezoning approval.

**SITE INFORMATION:**  
PROPERTY IDENTIFICATION NUMBERS: 09128014R  
DEED REF: 8847-0742 (Ref PC-J, File 685)  
PROPERTY OWNER: NEUSE TELECOM LLC  
4508 POPLIN GROVE DR  
INDIAN TRAIL, NC 28079

EXIST. ZONING: RA-40  
SITE AREA: 2.00 ac

**PROPOSED PROJECT**  
PROPOSED LAND DISTURBANCE: 1.5 AC  
PROP. IMPERVIOUS AREA (ASPHALT/GRAVEL/BLDG'S)=0.6810 AC (34.05%)  
SPECIAL USE REZONING TO LIGHT INDUSTRIAL (LI) FOR OFFICE/WAREHOUSE  
PROPOSED BUILDING AREA UTILIZED FOR OFFICE = 2,000 sf  
PROP. BUILDING AREA UTILIZED FOR WAREHOUSE= 2,400 sf

**PROPOSED SETBACKS (LI)**  
STREET 50 FEET  
SIDE 20 FEET  
REAR 50 FEET

**SITE PARKING**  
SITE REQUIRED PARKING =  
1 Space per 300sf Office + 1 Space per 5000sf Warehouse =  
2000 / 300 + 2400 / 5000 = 6.67 + 0.48 = 7.15 = 8  
STANDARD 9'x19' PARKING SPACES: 8  
H/C VAN ACCESSIBLE SPACES: 1  
TOTAL SPACES PROVIDED: 9

**SCREENING**  
SCREENING SHALL BE IN ACCORDANCE WITH UNION COUNTY UNIFIED DEVELOPMENT ORDINANCE MODIFIED AS SHOWN FOR CONDITIONAL USE PERMIT APPROVAL. INTERNAL SHADING NOT PROVIDED DUE TO GRAVEL PAVING.

SITE PLAN SHALL COMPLY WITH ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE

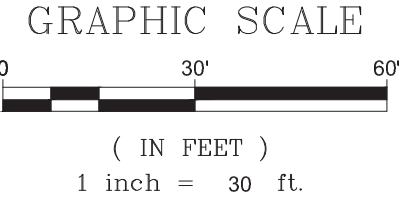
**OUTDOOR LIGHTING**  
LIGHTING SHALL NOT BE DIRECTED TOWARD OR SHINE UPON ANY RESIDENTIAL AREAS OR ENDANGER MOTORISTS TRAVELING ON ANY STREET. EXTERIOR LIGHTING SHALL COMPLY WITH UNION COUNTY UDO.

SITE LIGHTING ANTICIPATED TO BE LIMITED TO BUILDING WALL PACKS

**WATER & SEWER SERVICE**  
PROPOSED DEVELOPMENT TO BE SERVED BY ONSITE WELL AND SEPTIC SYSTEMS.

**STORMWATER MANAGEMENT**  
PROPOSED PROJECT IS LOCATED WITHIN THE LAKE LEE WS-IV PROTECTED WATERSHED AREA. BUA AREA LIMITED TO 36% PROJECT IS SUBJECT TO POST-CONSTRUCTION STORMWATER REQUIREMENTS AS REGULATED BY UNION COUNTY INCLUDING 2, 10, & 50-YR STORM EVENTS. SCM SAND FILTER PROPOSED TO PROVIDE REQUIRED STORMWATER TREATMENT.

PROPOSED GRAVEL PAVING  
PROPOSED LIGHT DUTY ASPHALT PAVING  
PROPOSED NCDOT/HEAVY DUTY ASPHALT PAVING



**SURVEY LEGEND**  
R/W = RIGHT OF WAY  
● = IRON PIN  
○ = IRON PIPE  
⊙ = COMPUTED POINT  
⊕ = UTILITY POLE  
⊞ = R/W MONUMENT  
⊡ = SANITARY SEWER MANHOLE  
⊢ = STORM DRAIN MANHOLE  
—○— OVERHEAD UTILITIES  
— — — PROPERTY LINE  
— — — ADJOINER LINE  
— — — RIGHT OF WAY  
— — — SEWER EASEMENT  
— — — STORM DRAIN EASEMENT  
— — — SETBACK LINE

NOTE:  
ALL GRAVEL OUTDOOR STORAGE SHALL BE LOCATED OUTSIDE THE REQUIRED SETBACKS.

SITE PLAN WILL FULLY COMPLY WITH UNION COUNTY DEVELOPMENT ORDINANCE.

**OWNER / DEVELOPER INFORMATION**  
Neuse Telecom LLC  
4508 Poplin Grove Dr.  
Indian Trail, NC 28079  
David Rodriguez, President  
305-680-4887  
drodriguez@neusetelecom.com







#### Owner/Applicant

**Owner:** Neuse Telecom, LLC  
4508 Poplin Grove Drive  
Indian Trail, NC 28079

**Applicant:** David Rodriguez  
4508 Poplin Grove Drive  
Indian Trail, NC 28079

#### Property Information

**Location:** On the west side of Pageland Highway north of Eudy Road. Location more specifically described as tax parcel 09-128-014R.



**Municipal Proximity:** The site is slightly more than a half mile south of the City of Monroe.

**Existing Land Use and Development Status:** The parcel is currently zoned RA-40 and is undeveloped.

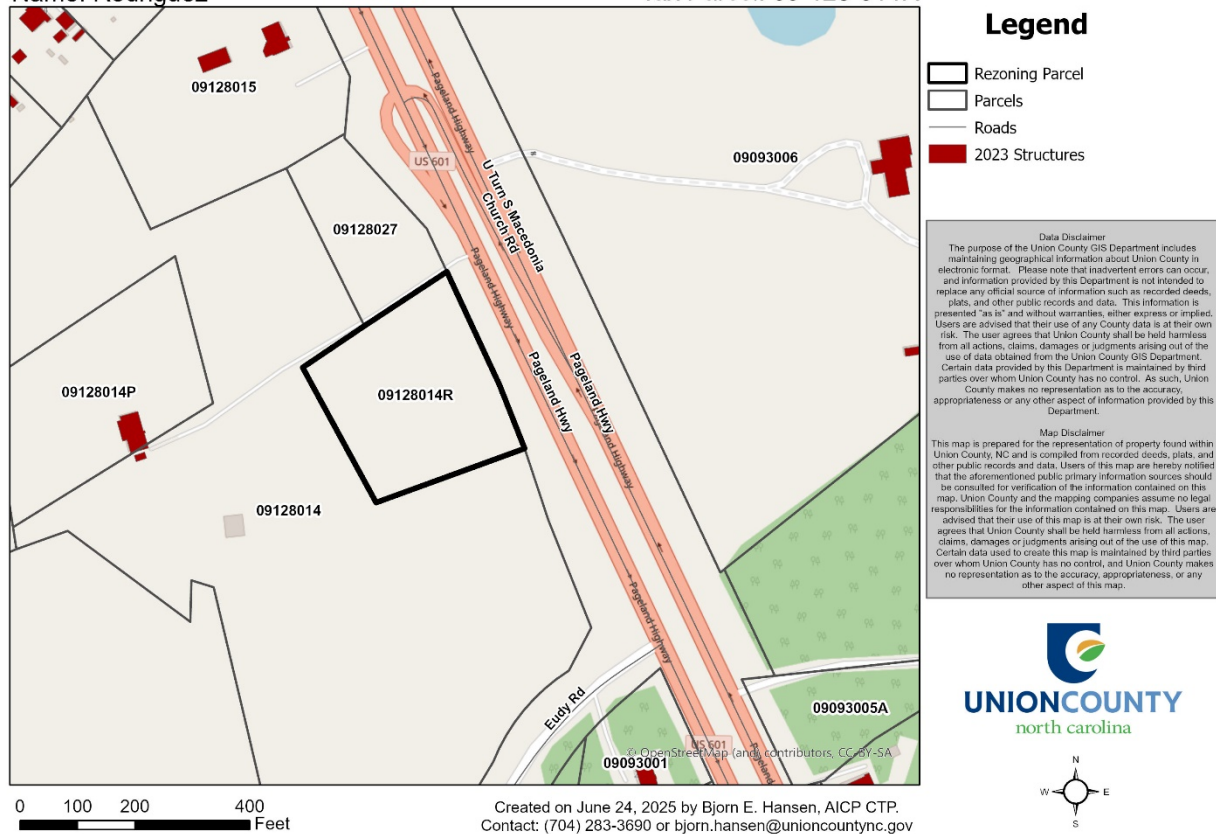
## Development Status

Petition: 2025-CZ-007

Name: Rodriguez

Size: 2 acres

Tax Parcel: 09-128-014R



**Environmental Features:** There are no streams, wetlands or floodplain on site.



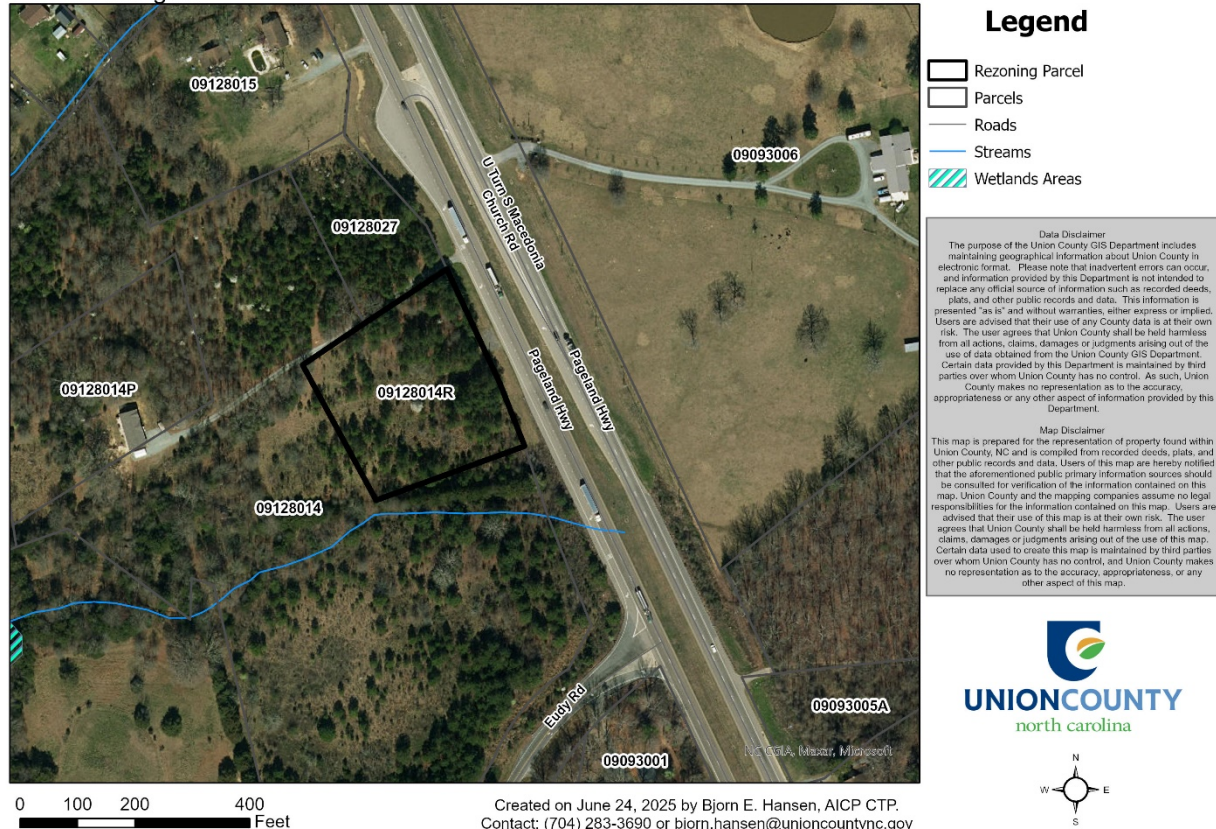
## Environmental Features

Petition: 2025-CZ-007

Name: Rodriguez

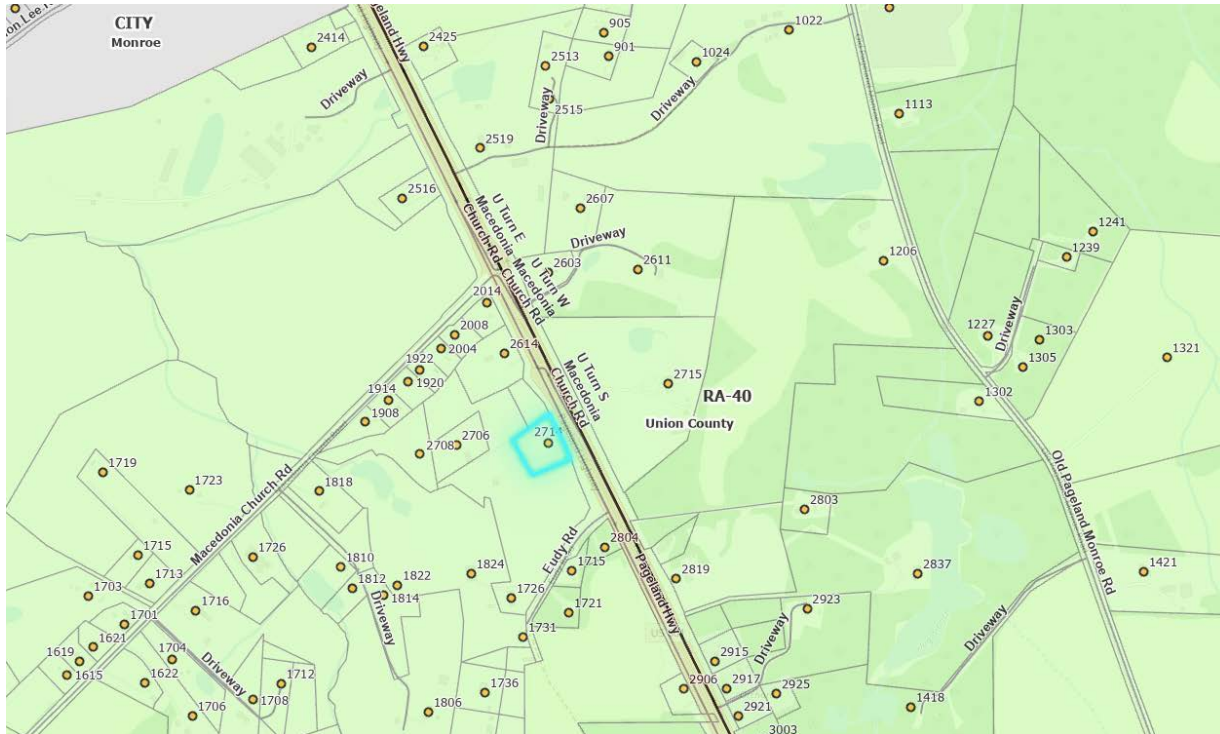
Size: 2 acres

Tax Parcel: 09-128-014R



**Utilities:** Public water and sewer are not available to the site.

**Zoning and Land Use History:** The parcel site has been zoned RA-40 since zoning was initiated. A 2.43 acre site approximately 1,000' north was proposed for rezoning to B-4 in 1989, but was denied. A 6.391 acre site approximately 1/3 of a mile north of the site was rezoned to Light Industrial in 2023. A special use permit for the permanent location of a mobile home approximately 700 feet south of the site was approved in 1981.



**Schools:** Because this rezoning request is commercial in nature, UCPS was not consulted for comments.

**Transportation:** This site is on US 601, which is a NCDOT-maintained facility. This section of US 601 carries approximately 12,500 vehicles per day. There are no funded road improvement projects in the immediate vicinity of the rezoning. A traffic Impact Analysis was not required for this rezoning. Anticipated traffic from this site is expected to be low but will involve commercial truck traffic.



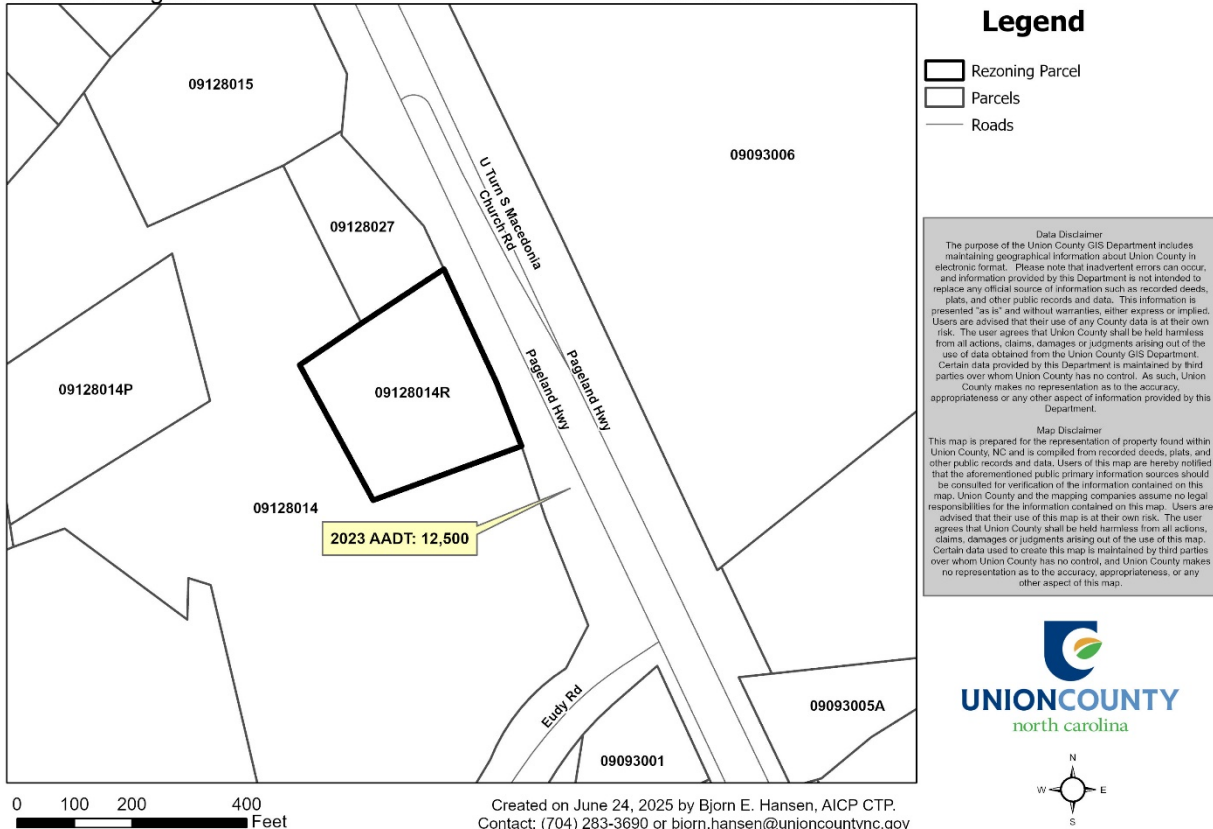
## Transportation

Petition: 2025-CZ-007

Name: Rodriguez

Size: 2 acres

Tax Parcel: 09-128-014R



### Planning Documents

**Union County Comprehensive Plan:** The Union County 2050 comprehensive plan identifies this area as an Employment Corridor overlaid upon Rural Residential. The proposed office and warehouse uses are therefore considered appropriate, provided that the site plan can meet County development standards.

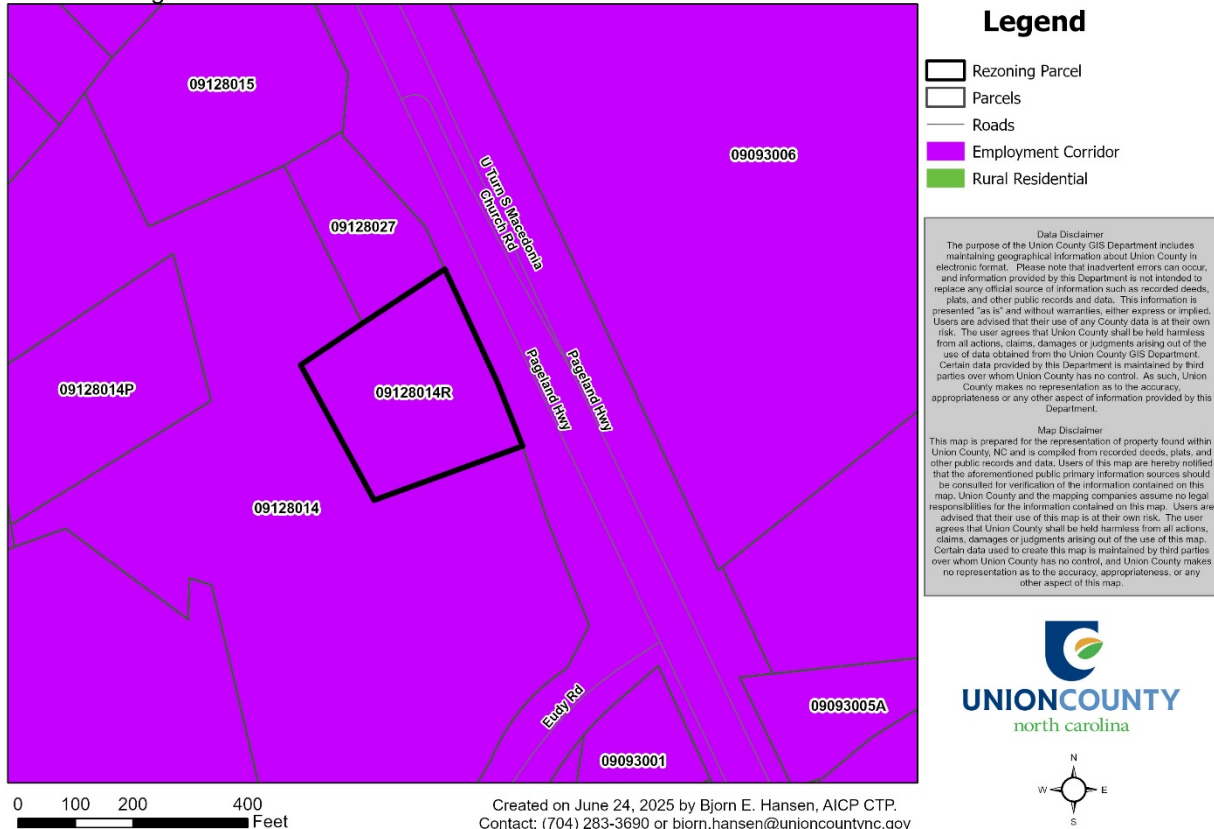
## Land Use Map

Petition: 2025-CZ-007

Name: Rodriguez

Size: 2 acres

Tax Parcel: 09-128-014R



### Public and Municipal Comments

**Public Comments:** A community meeting was held August 26, 2025. One member of the public attended. They had questions about road access and whether the site would use their driveway, extent of the rezoning as well as concerns over impacts on property values. No changes were made based on feedback.

**Municipal Comments:** Monroe was not consulted due to the distance to their municipal limits.

#### **Land Use Board Recommendation**

The Land Use Board is scheduled to review this proposed rezoning at its September 16, 2025, meeting.

#### **Staff Comments and Recommendation**

This part of Union County is identified for employment uses as an overlay over rural residential and agricultural land uses. The rezoning proposes warehouse and office uses are appropriate for this part of the corridor. The proposed site plan meets the unified development ordinance and is consistent with the adopted plan. Because of these aspects of the development, staff recommend **approval** of this rezoning application.



# Union County, NC

## Staff Report

Union County Government  
Center  
500 North Main Street  
Monroe, North Carolina  
[www.unioncountync.gov](http://www.unioncountync.gov)

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**File #:** 25-564

**Agenda Date:** 9/16/2025

---

**TITLE:**

Rezoning Petition 2025-CZ-008 Union Power

**DETERMINATION OF CONFLICTS**

**INFORMATION CONTACT:**

Bjorn E. Hansen, Senior Planner- Long Range Planning, 704-283-3690

**ACTION REQUESTED:**

Recommend approval or denial of proposed rezoning to the Board of Commissioners

**BACKGROUND:**

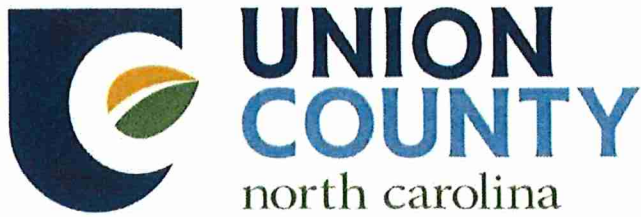
This case is requesting to rezone one parcel totaling 161.1 acres appearing on the tax map as tax parcel 02-202-008 along Mills Harris Road from RA-200 CZ to RA-200 CZ with Amended Conditions. The rezoning request is to allow Union Power to construct a transformer substation on the eastern portion of the site.

A community meeting was held on August 27, 2025. A total of four residents attended the meeting. Residents asked about gate access to the site and site flexibility for other uses, such as a landfill. No changes were made as a result of the community meeting.

**FINANCIAL IMPACT:**

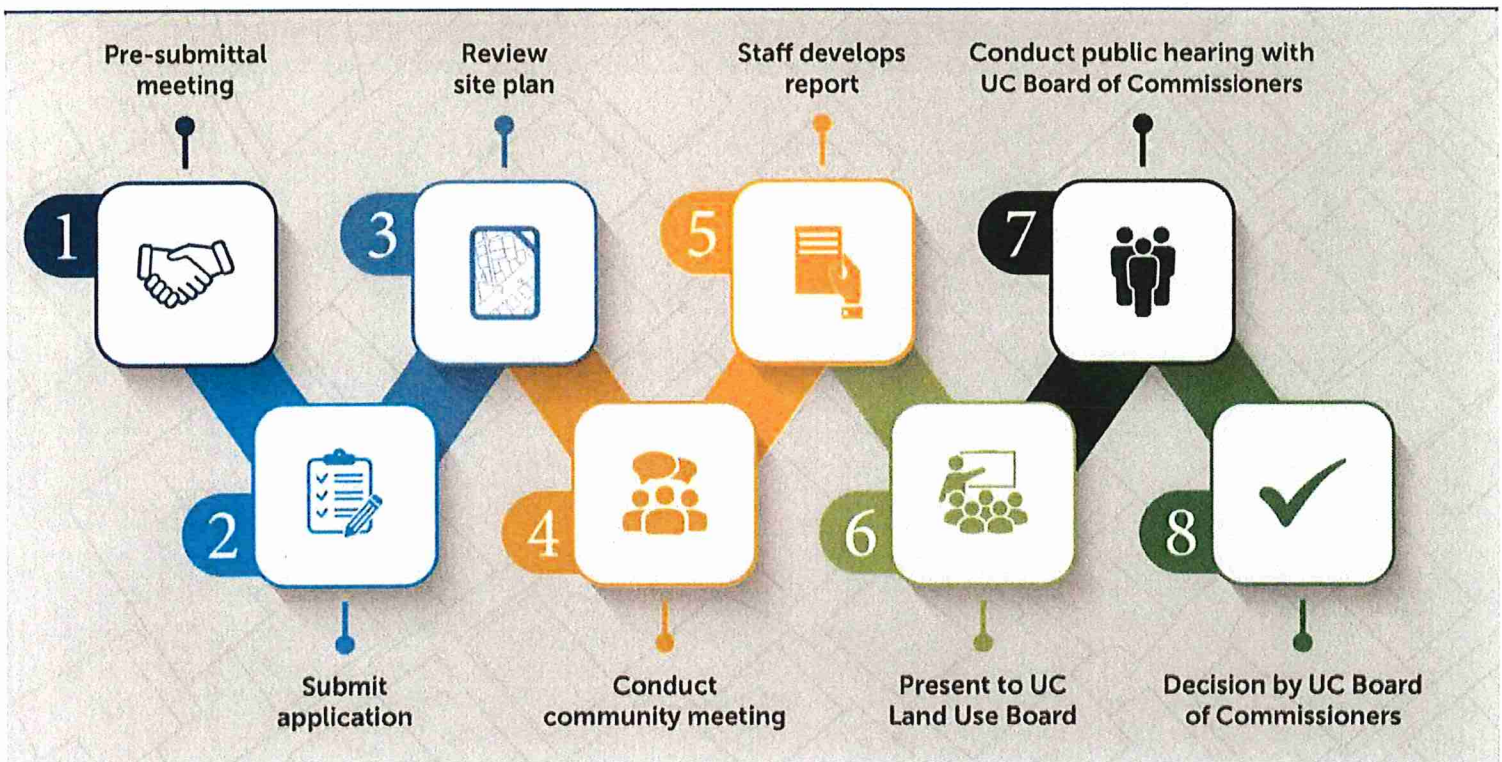
None





**Union County  
Planning Department**  
500 N Main Street - Suite 70  
Monroe, NC 28112  
T 704.283.3565  
E UCPlanning@unioncountync.gov

# Unincorporated Union County Conditional Rezoning Packet





# Conditional Rezoning Packet Instructions

**Union County  
Planning Department**  
500 N Main Street - Suite 70  
Monroe, NC 28112  
T 704.283.3565  
E UCPlanning@unioncountync.gov

A conditional rezoning is typically used by the applicant to provide information about the proposed development that is linked to the rezoning approval. The key difference between a straight and conditional rezoning is that the applicant must hold at least one community meeting with neighbors before the first Land Use Board meeting. A completed application will include: a letter of intent, 1 digital copy (.pdf) of concept plan (must be drawn to scale by architect, landscape architect, professional surveyor, or engineer licensed in North Carolina) or list of excluded uses, boundary survey (acreage, current zoning, location of existing buildings, setbacks), submit only if submitting a list of excluded uses in lieu of concept plan, and a Traffic Impact Analysis, if necessary.

1. Applicants are required to schedule and attend a preapplication consultation with county planning staff before filing a rezoning application. These informal visits prepare applicants for the process and may help avoid delays.
2. The filing fee, complete application form and other required information must be submitted to the planning office. The filing fee is \$1,000 for up to 300 homes or 100,000 SF of commercial, \$2,000 for 301-600 homes or 100,001-200,000 SF of commercial, and \$3,000 for more than 600 homes or 200,000 SF of commercial.
3. Once all required information is received, county staff will review the proposed rezoning and the planning department will prepare a report and recommendation for presentation to the Land Use Board (LUB).
4. The applicant must provide the administrator with a written report describing at least one community meeting held to discuss the proposal. The report must list who was notified and who attended the meeting, as well as a summary of the issues raised and of any changes made as a result of the meeting.
5. The LUB will consider the request in a public meeting. At the meeting, those in support of and in opposition to the rezoning will be given a chance to present their views. Then, the LUB will vote to recommend that the Board of Commissioners (BOC) approve or deny the request.
6. Before the BOC can consider whether to approve a rezoning, notice must be published in a local newspaper. Signs will be posted on the property and public notice letters mailed to nearby property owners.
7. Once required notice has been provided, the BOC will hold a hearing, again offering an opportunity to hear from the applicant and others who wish to speak about the rezoning request. After the hearing, the BOC will vote to approve or disapprove the rezoning request.
8. If approved, the applicant is responsible for recording a legal description of the subject property and written authorization for the conditional zoning map amendment, plus any related plans or exhibits in the office of the register of deeds. No permits may be issued until proof of recording is provided to the administrator.

**Preapplication  
Meeting**

**Application  
Filing**

**Administrator  
Review**

**Community Meeting**

**Land Use Board  
Review/Recommendation**

**Public Hearing Notice  
(Newspaper, Mail, Sign)**

**County Commission  
Hearing & Final Action**

**Recording in Office  
of Register of Deeds  
by Property Owner)**



**Scan QR Code or click here to visit Union  
County Unified Development Ordinance (UDO)**



\*\*This document is only valid from July 1, 2024 - June 30, 2025

# Application for Conditional Rezoning

**Union County  
Planning Department**  
500 N Main Street - Suite 70  
Monroe, NC 28112  
T 704.283.3565  
E UCPlanning@unioncountync.gov

## General Information

Project Address 1424 Mills Harris Rd City Monroe State NC Zip 28112

Tax Parcel ID 02202008 Current Zoning Designation RA-200CZ Total Acres 161.1

Proposed Zoning Designation RA-200CZ Date Submitted \_\_\_\_\_

Amended

## Contact Information

Applicant Name Union Electric Membership Corporation (Union Power)

Address 1525 N Rocky River Rd. City Monroe State NC Zip 28110

Phone 704 289 3145 Fax \_\_\_\_\_ Email matt.baucom@union-power.com

Property Owner Name Union County North Carolina

Address 500 N Main St, STE 709 City Monroe State NC Zip 28112

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

## Applicant's Certification

Matthew S. Baucom  
Signature

6/25/25  
Date

Matthew S. Baucom / Plant Development Engineer  
Printed Name/Title

## Owner's Certification (include names and signatures of all owners)

Brian W. Matthews  
Signature

6/24/25  
Date

Brian W. Matthews, County Manager  
Printed Name/Title

## Union County Office Use Only:

Case Number: \_\_\_\_\_ Date Received: \_\_\_\_\_

Amount of Fee: \_\_\_\_\_ Fee Ok: \_\_\_\_\_ Received by: \_\_\_\_\_

Contact Bjorn Hansen to begin the process. T. 704.283.2690 E. Bjorn.hansen@unioncountync.gov





# Application for Conditional Rezoning

Union County  
Planning Department  
500 N Main Street - Suite 70  
Monroe, NC 28112  
T 704.283.3565  
E UCPlanning@unioncountync.gov

## General Information

Project Address 1424 Mills Harris Rd City Monroe State NC Zip 28112

Tax Parcel ID 02202008 Current Zoning Designation RA-200CZ Total Acres 161.1

Proposed Zoning Designation RA-200CZ Date Submitted 7-9-25

Amended

## Contact Information

Applicant Name Union Electric Membership Corporation (Union Power)

Address 1525 N Rocky River Rd. City Monroe State NC Zip 28110

Phone 704 289 3145 Fax \_\_\_\_\_ Email matt.baucom@union-power.com

Property Owner Name Union County North Carolina

Address 500 N Main St, STE 709 City Monroe State NC Zip 28112

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

## Applicant's Certification

Matthew S. Baucom  
Signature

6/25/25  
Date

Matthew S. Baucom / Plant Development Engineer  
Printed Name/Title

## Owner's Certification (include names and signatures of all owners)

Brian W. Matthews  
Signature

6/24/25  
Date

Brian W. Matthews, County Manager  
Printed Name/Title

## Union County Office Use Only:

Case Number: 2025-CZ-007 Date Received: 7-9-25

Amount of Fee: \$1000 Fee Ok: BEH Received by: BEH

Contact Bjorn Hansen to begin the process. T. 704.283.2690 E. Bjorn.hansen@unioncountync.gov



\*\*This document is only valid from July 1, 2024 - June 30, 2025



# **WINGATE ELECTRICAL SUBSTATION**

## **PROJECT NARRATIVE**

### **SITE LOCATION:**

1424 Mills Harris Rd  
Marshallville, NC  
Union County PIN No. 02202008

### **PREPARED BY:**



Pike Engineering  
1800 Innovation Dr., Suite, 200  
Ft Mill, SC 29715  
Phone: 843.697.0606

**PREPARED FOR**  
Union Electric Membership Corporation  
1525 N. Rocky River Rd.  
Monroe, NC 28110  
Phone: 704.289.3185

**DATE:** July 8, 2025

## PROJECT SUMMARY

This project proposes to construct a new electrical substation to increase capacity and reliability of the electrical power grid on in Union County, NC. Union Electric Membership Corporation (Union Power) will be adding to the electrical grid capacity by constructing the substation on a parcel of land currently owned by Union County, NC. The property is located at 1424 Harris Mills Rd., Marshallville, NC. identified in the Union County Geographic Information System (GIS) as PIN # 02202008.

The lease area for the substation is located in the northeast corner of the parent parcel. The parent property is 167.1 acres. Lease area is 3.08 acres not including an access easement. The access easement provides access from Ansonville Rd. through an existing gravel road to the east on property owned by Holly Farms Foods, Inc. The access easement continues from the gravel road west through the Holly Farms parcel to the lease area on Union County property. The access easement from the existing gravel road to the lease area will be improved through the construction of a new 20 ft wide access drive. Both the lease property and the access easements have been recorded in the Union County Record of Deeds office.

The parent parcel owned by Union County is currently zoned RA-200CZ and was re-zoned in 2018 as a Planned Unit development (PUD). Union County Sheriff's Department maintains a training facility on the west side of the property along Harris Mills Rd. The PUD approved in 2018 indicates additional planned facilities to be constructed in the future although no new developments have been constructed at this time.

The substation will include a fenced compound approximately 240' x 170'. The parcel is approximately 400 ft east of Jack's Branch stream on undeveloped land adjacent to both an existing electrical transmission easement and an existing electrical distribution easement. The lease parcel location makes access to the electrical efficient and economical.

Preparation of the site plan includes compliance with all zoning regulations applicable to Zone RA-200. In addition, the substation development will necessitate the construction of temporary and permanent stormwater controls. All paved surfaces will be gravel construction. The lease parcel location allows for maintenance of requisite existing vegetation along the adjacent property lines and meets all setback requirements for those properties. Once the substation structures are completed, view of the substation will be limited by the vegetation to remain after development is complete. A preliminary site plan has been included with this submittal to assist in describing the proposed development.





**Legend**

- STREAM
- BUFFER YARD
- BUILDING SETBACK
- ACCESS EASEMENT
- SUBSTATION SITE BOUNDARY (EASEMENT)
- PROPERTY LINE
- PRELIMINARY UNION POWER GUY WIRE
- PRELIMINARY TRANSMISSION TAP
- PRELIMINARY SUBSTATION FENCE
- PRELIMINARY SUBSTATION ARRANGEMENT
- EXISTING DISTRIBUTION RIGHT-OF-WAY
- EXISTING DISTRIBUTION CENTERLINE
- EXISTING DUKE ENERGY TRANSMISSION LINE
- EXISTING DUKE ENERGY RIGHT-OF-WAY
- PRELIMINARY UNION POWER TRANSMISSION POLE
- PRELIMINARY GOAB
- PRELIMINARY DUKE ENERGY TRANSMISSION POLE
- PRELIMINARY DUKE ENERGY ACCESS EASEMENT
- PROPOSED STORMWATER POND
- PROPOSED GRAVEL PAD/DRIVE

**WINGATE SUBSTATION**  
**CONCEPTUAL SITE PLAN**  
**PRELIMINARY - NOT FOR CONSTRUCTION**

PROJECT DATA:

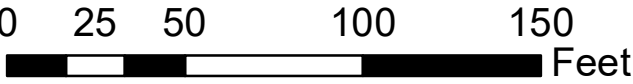
- PROJECT: WINGATE SUBSTATION
- UNION COUNTY, NORTH CAROLINA
- OWNER: UNION COUNTY
- PIN: 02202008
- TOTAL PARCEL SIZE: 161.1 ACRES
- TOTAL LEASED SIZE: 3.08 ACRES
- ZONING: RA-200CZ

PREPARED BY:

**PIKE**  
ENGINEERING

PREPARED FOR:

**UnionPower**  
Cooperative  
*A member-owned energy provider*





**ATTACHMENT A**

**WINGATE ELECTRICAL SUBSTATION**

**SPECIAL USE PERMIT APPLICATION**

**FINDINGS OF FACT - SUPPLEMENTAL**

Note: The following descriptions were compiled to supplement a Union County Special Use Permit Application. Descriptions and exhibits in this attachment will also be included in the Site Plan Review Application to provide additional project information to the Zoning Division.



## **Special Use Permit Application**

### **Findings of Fact**

- 1. The proposed use and development comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use.**

Electrical substations are considered major utility facilities in Union County and thus require a Special Use Permit within the RA-200CZ zoning district. The proposed substation will conform to all regulations and standards generally applicable within the RA-200 zoning district. In addition, the substation will comply with the conditions set forth in the rezoning of the parent parcel in Union County Re-zoning Case # CZ-2018-008. This rezoning allowed for the Planned Unit Development (PUD) of the parent parcel. All dimensional requirements will be met, such as minimum setbacks, lot size, and maximum building height of 35'. Some of the tallest portions of the substation may exceed 35' in height, such as lightning rods, but electric substations are exempt from height requirements.

The property to be utilized is a 3.08 AC lease area created as part of the Planned Unit Development (PUD) training facility. A lease agreement has been executed between Union County and Union Electric Membership Cooperative (Union Power) for the property. The lease agreement includes allowances for an electrical distribution easement (2,883 SF) and an access easement of 7,705 SF.

The substation will adhere to the "S2" landscape screening requirements. The S2, high-profile screen is intended to be used in those instances where physical and visual separation is needed to buffer high-intensity land uses and site features from lower intensity land uses. The S2 screen requires trees, shrubs and ground cover plants that form a continuous visual barrier at least 6 feet in height. In addition, one tree is required per 40 linear feet of screen. Adherence to the S2 screening requirements will be accomplished by default as the lease area is located in excess of 40 ft from the existing parent parcel property line. This lease area is effectively screened from adjacent property through existing trees and vegetation. All existing trees between the lease area and the property line will be preserved and utilized towards the screening requirements.

Substation materials will consist primarily of galvanized metal while the permanent, unmanned control enclosure will be constructed of precast concrete. No buildings or structures capable of human occupation or storage will be constructed on site. A VFP Control Enclosure will be installed within the fenced substation. The control enclosure will house "remote switching" and monitoring controls for the substation equipment.

- 2. The proposed development will not materially endanger the public health or safety.**

As a member-owned company, Union Electric Membership Corporation (Union Power) is committed to provide safe and reliable power that serves to protect and enhance the health, safety or general welfare of the public in the following ways.

**Health:** The health of the general public is directly linked to the quality of the environment to which they live. Union Power plans to take every precaution necessary to ensure that the health of the public and the environment is maintained. During site construction, Union Power will apply and diligently abide by the guidelines detailed in the North Carolina Department of Environmental Quality's (NCDEQ) "Sediment and Erosion Control Manual" and "Post Construction Stormwater Regulations" to minimize site disturbance, control storm water runoff, and stabilize graded slopes, preventing sediment from exiting the property and entering local streams and reservoirs. The substation location also falls under jurisdiction of the Union County Stormwater Division and will comply with applicable County stormwater regulations. Union Power will also implement a suitable oil spill prevention plan as required by the US Environmental Protection Agency (USEPA) that involves the installation of an intensive oil containment system within the substation that will collect all spills in the rare event of infrastructure failure.

Because the substation will be unmanned, no public utilities will be required to operate and maintain the facility. Electrical and mechanical systems installed within the control house will be powered internally from the substation. Water, sewer, and garbage collection will not be required.

Prior to the acquisition of the property, Union Power completed a number of due diligence studies to determine the suitability of the site for the substation, including:

- A Natural Resource Assessment (NRA) of the area to determine the location of existing environmentally sensitive areas
- An Impact Study prepared by a licensed Appraiser to determine potential adverse impacts resulting from the construction of the substation.

Due diligence studies by qualified personnel found no protected species on the property. Two “blue line” streams as defined by the US Department of Agriculture (USDA) were identified on the Training Facility property. The larger stream, Jack’s Branch, is located approximately 300 ft to the west of the lease area. The other “intermittent” stream is located near the southeastern corner of the lease area.

**Safety:** Union Power will install a farm gate in at the eastern edge of the access easement located on the northeast corner of the easement to prevent local traffic from entering the property. In addition, it is also standard operating procedure to install security fencing around the substation infrastructure. Standard fencing consists of woven steel fabric (minimum height of 7’) with additional barbed-wire extension arms (1-foot in length) on the top to prevent unauthorized entry to the facility. The substation fence will also include warning signage to the effect of “Danger! High Voltage.” Gates to the property and to the substation itself will be locked at all times.

Electromagnetic field (EMF) and noise levels are not anticipated to exceed ambient levels found outside of the substation property.

The substation will not negatively impact traffic along Harris Mills Road, Ansonville Road, or surrounding areas. The substation will utilize an existing driveway connected to the public road, so a new driveway entrance will not be required. After the substation is placed in service, the substation will operate without Union Power personnel except during times of maintenance or electrical outage.

**Welfare:** While providing safe and reliable power to the general public is Union Power’s primary mission, satisfying this mission should not/and will not be at the disposal of the rural character or quality of living in the general area. Union Power intends to utilize existing vegetation and tree cover between the substation and the existing parent parcel property lines to screen the substation from adjacent properties. In addition, a Type “S2” landscape buffer will be included along the parent parcel property lines to further decrease visibility. Buffering and landscaping will be discussed in greater detail in subsequent sections.

**3. The proposed development will not substantially injure the value of abutting property nor will it be required to out of public necessity.**

Union Power does not anticipate the substation to have any effect on the character of the surrounding area and has taken extensive measures to ensure that the character of the area is maintained. The typical concern of the public regarding the construction of a public facility is the visual impact to the area. The vegetated area between the lease area and the adjacent proper lines is 90 feet wide at its narrowest point. Furthermore, the adjacent properties are primarily farmland and any of the existing residences on adjacent properties will have a visual impact from the developed lease area. The lease area has significant tree cover on the east and north that will remain in its current condition to serve as screening between any residence.

An Impact Analysis study was performed by a licensed appraiser to ensure that the new substation will not substantially economically injure adjacent property owner. The Impact Analysis concluded, *“Based on our research, use of the site for a proposed substation will maintain or enhance the value of contiguous property, and will not violate the neighborhood character or adversely affect surrounding land uses; and will comply with the general plan for the physical development of the County as embodied in the Union County Development Ordinance and/or in the Future Land Use Plan.”*

**4. The proposed development will be in harmony with the area in which it is located.**

The electrical substation is located on a parcel currently zoned RA-200CZ. Lands within this district are primarily intended to accommodate single-family residential development and minimum lot size is limited to 200,000 SF ((4.6+/- AC).

The substation was located in this area because of its relative obscurity to land uses within visual proximity and the benefit of already having existing electrical infrastructure immediately adjacent to the site. As previously mentioned, having an existing transmission line on the property allows Union Power to efficiently connect to the existing electrical grid without impacting additional property owners or environmentally sensitive areas. This is in contrast to placing the substation in a remote location requiring new transmission and distribution infrastructure for connection to the grid.

**5. The proposed development will be in general conformity with the comprehensive plan.**

Union County’s long-range plan identifies this area for Single-family Residential and agricultural uses. Electrical Substations are listed as a Special Use within the RA-200, and the Wingate Substation will adhere to all of the requirements of the Union County Development Ordinance, which will limit overall site development and be screened and/or landscaped in way that will protect the visual quality of the area. Furthermore, the electrical infrastructure is necessary to support the electrical demands of the area.

**Nearby Property Owners**

The table below lists all parcels within 500 feet of the subject property. Data was obtained from the Union County Parcel GIS website on April 17, 2025.

PIN	OWNER	MAILING ADDRESS	CITY	STATE	ZIP
02202008	UNION COUNTY	%ADMINISTRATIVE SERVICES 500 N MAIN ST STE 709	MONROE	NC	28112
02205004	HOLLY FARMS FOODS, INC	0 ANSONVILLE RD.	MONROE	NC	28103
02202009	NORA KAY DAVIS	2017 MT PLEASANT CHURCH RD.	CHARLOTTE	NC	28112

**Typical Union Power 100-12.5 kV Substation Photograph**

**Mt Pleasant Substation (Cabarrus County, NC)**





IMPACT STUDY  
PROPOSED WINGATE SUBSTATION  
UNION POWER COOPERATIVE

---

1424 MILLS HARRIS ROAD  
WINGATE, UNION COUNTY, NORTH CAROLINA 28174

CONSULTATION REPORT

AS OF FEBRUARY 20, 2025

PREPARED FOR

**Matt Baucom**

Plant Development Engineer  
Union Power Cooperative  
1525 N. Rocky River Road  
Monroe, NC 28110

PREPARED BY

Sarah E. Lak  
Mark T. Lambert, MAI, AI-GRS

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FORTENBERRY LAMBERT, INC.

1213 WEST MOREHEAD STREET, 5<sup>TH</sup> FLOOR

CHARLOTTE, NORTH CAROLINA 28208

(704) 375-1032

February 20, 2025

**Matt Baucom**

Plant Development Engineer  
Union Power Cooperative  
1525 N. Rocky River Road  
Monroe, NC 28110

**RE: Impact Study for the Proposed Wingate Substation Located at 1424 Mills Harris Road,  
Wingate, Union County, North Carolina 28174**

Dear Mr. Baucom:

The subject of this consultation report is a portion of tax parcel 02202008 located at 1424 Mills Harris Road, Wingate, Union County, North Carolina 28174 (unincorporated portion). The entire property consists of 161.03 acres that is improved with a 26,600 SF Union County Sheriff's Department training facility that was constructed in 2017. The training facility is located on the northwestern portion of the site. Union Power Cooperative (UPC) is seeking to obtain a conditional rezoning and Special Use Permit (SUP) to lease 3.08 acres to construct a substation in the eastern portion of the site. We inspected the above-referenced subject property, and where possible, properties adjoining the site and the surrounding neighborhood. A sample of photographs taken during the inspection are included in the report.

As requested, we have prepared an Impact Study to determine whether UPC's proposed conditional rezoning and SUP (A) will or will not maintain or enhance the value of contiguous property; (B) whether or not the proposed use will violate the neighborhood character or adversely affect surrounding land uses; and (C) whether or not the proposed use will comply with the general plan for the physical development of the County as embodied in the Union County Unified Development Ordinance and/or in Union County's Future Land Use Plan.

Articles and books concerning substations and transmission lines concerning potential impact on surrounding properties were consulted and considered as part of this study.

One of the articles is "*Property Value Impacts from Transmission Lines, Subtransmission Lines, and Substations*" by Ted Tatos, Mark Glick, PhD, JD, and Troy A. Lunt, MAI, as published in The Appraisal Journal's Summer 2016 edition. Following is a portion of the peer reviewed article: The study focuses more on different types of transmission lines, but also includes substations in explaining the process of distributing power across long distances. It is explained that large towers, such as those that support 500 kV and 345kV lines are not omnipresent in population centers. Homes require voltages at much lower levels – 120 volts in the U.S. Therefore, interconnected transformers at transmission substations "step down" the power to subtransmission voltages of generally between 46 kV and 138 kV. These subtransmission lines, which are commonly located along highways or arterial roads, then carry bulk power from major substations to regional and local distribution substations, like that planned at the subject.

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The distribution stations are located close to consumers, which in turn step down the voltage again to between 2kV and 35kV. This is considered medium voltage. The findings from this study revealed mixed results on property values for transmission lines depending on its size. For substations, the results indicate marginal negative impact (-2.92%) at properties located within 50 meters (164 feet) and -0.38% for properties located 50 – 100 meters (164 ft. to 328 ft.). The study noted that other variables can and did affect results such as the health of the economy, demographics, and condition of the real estate market. Any negative impacts declined during the Great Recession and post-recession time frame. Other factors cited were regional employment, visibility, and supply and demand effects.

Another article published in the Appraisal Journal in Summer 2009 titled “*High-Voltage Transmission Lines: Proximity, Visibility, and Encumbrance Effects*” was considered. It was written by James A. Chalmers, PhD and Frank A. Voorvaart, PhD. This article did not cover substations, rather HVTL’s. The article states that there is a negligible effect, at best, usually in the range of 3% to 6%, and the effects decay rapidly as the distance to the lines increases, usually disappearing at about 200 feet to 300 feet. This article concludes that “the presence of transmission lines is apparently not given sufficient weight by buyers and sellers of real estate to have had any consistent, material effect on property values.” Since the proposed substation is smaller and less visible, it is reasonable to assume it also would have little impact.

Lastly, an article published in May 2019 for EMF Services, a professional EMF measurement and advisory service, covered the impact of Electromagnetic Fields (EMF). The article states that voltage from a power line or a substation produces an electric field that is exactly the same kind found in housing and home appliances. The strength of the magnetic field drops off with distance once one is 50 to 100 meters (164 to 328 feet) away. The article reports that after nearly 40 years of research, there is no clear indication that the magnetic fields, or some other factor to do with being near a power line has any effects on health. It is possible it could be other factors. It is states that magnetic fields at a substation boundary are generally little different for the levels found in many homes. It was clarified that if a power line crosses over the boundary that the magnetic fields will be larger there. It is the power lines, not the substation that generates the higher emission field.

A demographic study was prepared for the neighborhood surrounding the subject and compared to Union County and the MSA to assess the health of the neighborhood regarding population, households, median household income, and housing values over time, as these factors impact property values.

Historical home sales, acreage/farmland sales and prices for six Union Power substation properties that are similar as to what is proposed for the subject are provided in the report. Additionally, local real estate brokers active in the market were contacted to assist in understanding the real estate market in the area around the subject, and to gather their opinion as to any possible effect a substation could have in general and for the subject.

According to the proposed site plan, the proposed substation will be located at the site’s eastern border (approximately 2,500 feet north of Ansonville Road) and will maintain a large, wooded buffer along the perimeter. There is an existing 68-foot-wide Duke Energy right-of-way and transmission line that runs through the site.

The site immediately to the north of the proposed substation site is improved with a single-family residence and other structures. Using GIS Union County Mapping, it is estimated to be approximately 850 feet from the substation's northern boundary. Otherwise, the eastern portion of the subject where the substation will be located is surrounded primarily by wooded and agricultural land.

To obtain approval for a conditional rezoning and SUP, UPC must receive approval from the Union County Zoning Board of Adjustments based in part on five criteria. Based on our research, use of the site for the proposed substation will maintain or enhance the value of contiguous property, and will not violate the neighborhood character or adversely affect surrounding land uses; and will comply with the general plan for the physical development of the County as embodied in the Union County Development Ordinance and/or in the Future Land Use Plan.

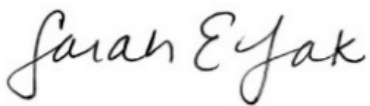
Our opinions are based on the following Hypothetical Conditions and Extraordinary Assumptions.

<b>Hypothetical Condition</b>	None
<b>Extraordinary Assumption</b>	A conceptual site plan was provided for the proposed substation. It is assumed that Union Power Cooperative will meet all performance standards and that all zoning and/or governmental regulations will be met.

The conclusions are supported by the data and reasoning set forth in the attached narrative. The reader is referred to the Assumptions and Limiting Conditions, which are included in the Addenda of the report. We certify that we have no present or contemplated future interest in any properties included in this study. This report has been prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) as approved by the Appraisal Standards Board of the Appraisal Foundation, and FIRREA Title XI, 12 CFR Part 34 (RTC).

Thank you for the opportunity to be of service, and if any information or clarification is needed, please do not hesitate to contact us.

Sincerely,



**Sarah E Lak**  
North Carolina State Registered Trainee Appraiser #T5345

704-375-1032 x 705  
[sarah@fortenberrylambert.com](mailto:sarah@fortenberrylambert.com)



**Mark T Lambert, MAI, AI-GRS**  
North Carolina State Certified General Appraiser #A3572



704-650-6271  
[mark@fortenberrylambert.com](mailto:mark@fortenberrylambert.com)



## EXECUTIVE SUMMARY

<b>Property and Location</b>	Proposed Wingate Substation 1424 Mills Harris Road Wingate, Union County, North Carolina 28174
<b>Tax Parcel Identification</b>	02202008
<b>Property Ownership</b>	Union County, North Carolina
<b>Consultation Dates</b>	
As Is Date	February 10, 2025
Report Date	February 20, 2025
<b>Purpose of Consultation</b>	Determine whether Union Power Cooperative's (UPC's) proposed conditional rezoning and SUP (A) will or will not maintain or enhance the value of contiguous property; (B) whether or not the proposed use will violate the neighborhood character or adversely affect surrounding land uses; and (C) whether or not the proposed use will comply with the general plan for the physical development of the County as embodied in the Union County Development Ordinance and/or in Union County's Future Land Use Plan.
<b>Hypothetical Condition</b>	None
<b>Extraordinary Assumption</b>	A conceptual site plan was provided for the proposed substation. It is assumed that Union Power Cooperative will meet all performance standards and that all zoning and/or governmental regulations will be met.
<b>Land Area</b>	The entire property is 161.03 acres, of which Union Power will lease 3.08 acres for a proposed substation.
<b>Improvements</b>	The site is improved with a 26,600 SF training facility that was constructed in 2017. The training facility was constructed for use by the Union County Sheriff's Department. The training facility is located on the northwestern portion of the site.
<b>Zoning</b>	RA-200CZ, Residential Agricultural Conditional Zoning, legally conforming As Is and Upon Completion of the substation, provided the owner is awarded a conditional zoning and SUP.
<b>Flood Plain/Water Quality Buffers/Wetlands</b>	FEMA Map Panel 3710547600J, dated October 16, 2008, located in Zones X and AE. A portion of the northern portion of the site is located in Zone AE. The proposed substation site is located in an area that is unencumbered by floodplain. A 30-foot stream buffer is located along both sides of Jack's Branch, which is located through the eastern portion of the site. Additionally, wetlands are located on the site. Based on the proposed site plan, the substation will not impact the existing buffer or wetlands.

FORTENBERRY LAMBERT, INC.

1213 WEST MOREHEAD STREET, 5<sup>TH</sup> FLOOR

CHARLOTTE, NORTH CAROLINA 28208

(704) 375-1032

## EXECUTIVE SUMMARY CONTINUED

### Property and Location

Proposed Wingate Substation  
1424 Mills Harris Road  
Wingate, Union County, North Carolina 28174

### Highest & Best Use

**As Vacant**

**As Improved**

Hold for future low density residential or institutional development  
Continued use of the existing improvements and to construct the proposed substation

### Conclusion

Based on our research, use of the site for a proposed substation will maintain or enhance the value of contiguous property, and will not violate the neighborhood character or adversely affect surrounding land uses; and will comply with the general plan for the physical development of the County as embodied in the Union County Development Ordinance and/or in the Future Land Use Plan.

### Consultants

Sarah E. Lak  
#T5345

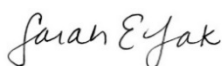
Mark T. Lambert, MAI, AI-GRS  
NC #A3572



## CERTIFICATION

I, Sarah E. Lak, certify that, to the best of my knowledge and belief,

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have not performed previous services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.
9. I have made a personal inspection of the property that is the subject of this report.
10. No one provided significant professional assistance to the person signing this report, other than those identified in the report. I have relied on surveys, floor plans, etc., provided by other professional persons who have been identified in the report.



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**Sarah E. Lak**

North Carolina State Registered Trainee Appraiser #T5345

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*February 20, 2025*

**Date**

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**FORTENBERRY LAMBERT, INC.**

1213 WEST MOREHEAD STREET, 5<sup>TH</sup> FLOOR

CHARLOTTE, NORTH CAROLINA 28208

PHONE: (704) 375-1032

## CERTIFICATION

I, Mark T. Lambert, MAI, AI-GRS, certify that, to the best of my knowledge and belief,

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
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9. I have made a personal inspection of the property that is the subject of this report.
10. No one provided significant professional assistance to the person signing this report, other than those identified in the report. I have relied on surveys, floor plans, etc., provided by other professional persons who have been identified in the report.
11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
12. As of the date of this report, Mark T Lambert, MAI, AI-GRS, has completed the continuing education program for Designated Members of the Appraisal Institute.



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**Mark T. Lambert, MAI, AI-GRS**

North Carolina State Certified General Appraiser #A3572

*February 20, 2025*

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**Date**

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**FORTENBERRY LAMBERT, INC.**

1213 WEST MOREHEAD STREET, 5<sup>TH</sup> FLOOR

CHARLOTTE, NORTH CAROLINA 28208

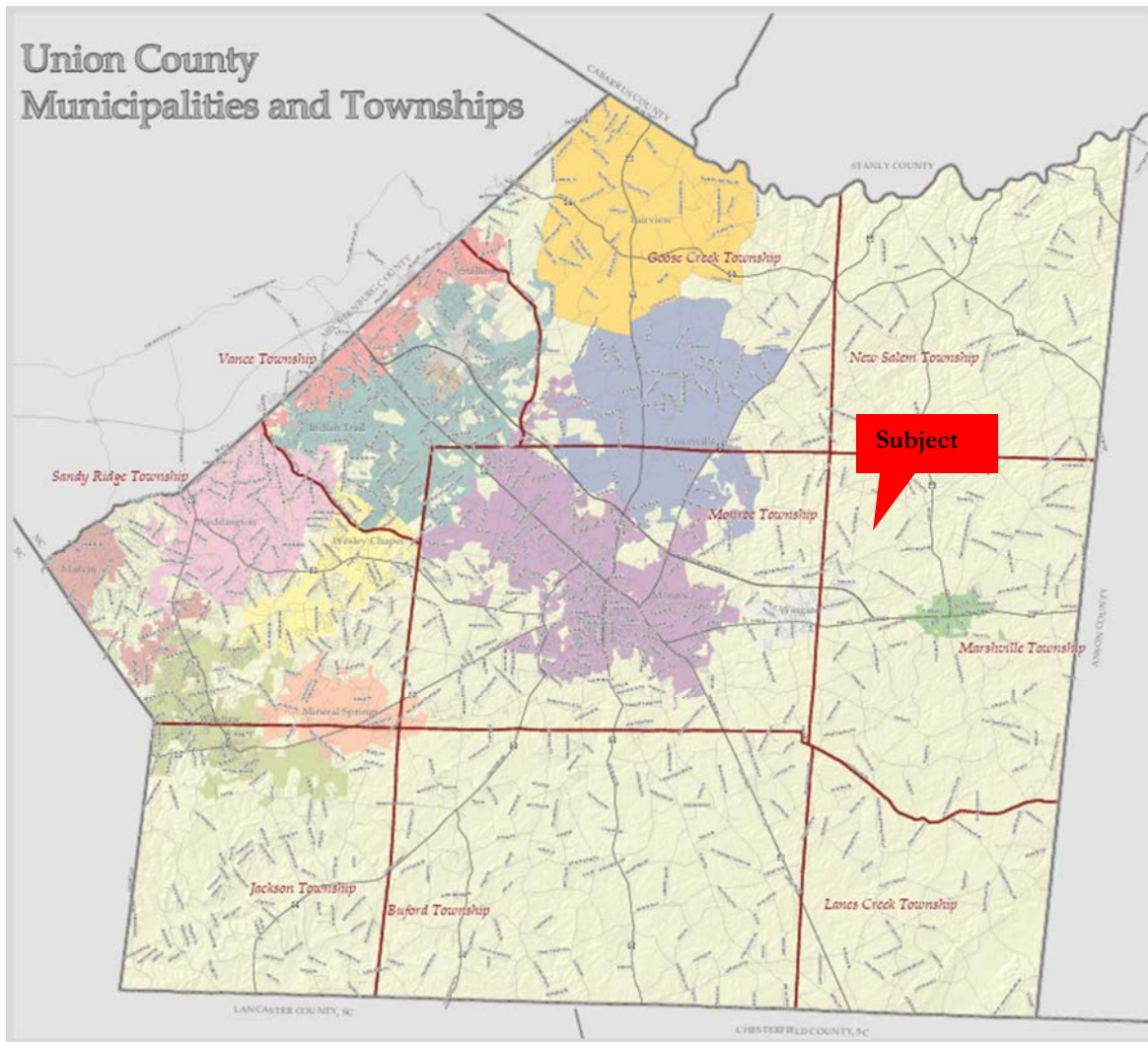
PHONE: (704) 375-1032



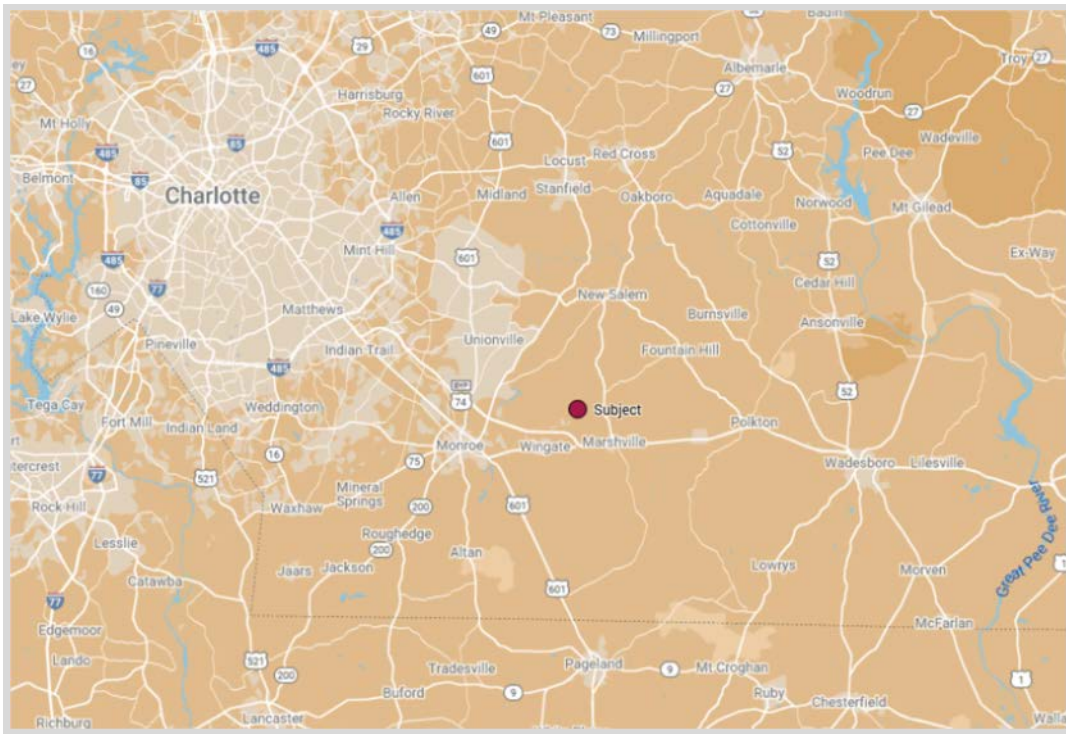
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## UNION COUNTY MAP



## LOCATION MAPS





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## PROPERTY IDENTIFICATION/CONSULTING PREMISE

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The subject of this consultation report is a portion of tax parcel 02202008 located at 1424 Mills Harris Road, Wingate, Union County, North Carolina 28174 (unincorporated portion). The entire property consists of 161.03 acres that is improved with a 26,600 SF Union County Sheriff's Department training facility that was constructed in 2017. The training facility is located on the northwestern portion of the site. Union Power Cooperative (UPC) is seeking to obtain a conditional rezoning and Special Use Permit (SUP) to lease 3.08 acres to construct a substation in the eastern portion of the site. The site plan provided by the Client for the proposed substation is below:

### PROPOSED WINGATE SUBSTATION SITE PLAN





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**GENERAL INFORMATION**

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<b>Client</b>	Union Power Cooperative
<b>Intended User</b>	Client
<b>Intended Use</b>	Determine whether Union Power Cooperative's (UPC's) proposed conditional rezoning and SUP (A) will or will not maintain or enhance the value of contiguous property; (B) whether or not the proposed use will violate the neighborhood character or adversely affect surrounding land uses; and (C) whether or not the proposed use will comply with the general plan for the physical development of the County as embodied in the Union County Development Ordinance and/or in Union County's Future Land Use Plan.
<b>Report Format</b>	Consultation Report
<b>Prior Services</b>	The appraisers have not performed prior consultant services on this property within the 5-year period immediately preceding acceptance of this assignment.
<b>Competency</b>	Mark T. Lambert, MAI, AI-GRS is a State Certified General Real Estate Appraiser in North and South Carolina. Mr. Lambert has approximately 35 years of experience, including numerous residential/institutional/agricultural properties. Sarah E. Lak is a State Registered Trainee Appraiser in North Carolina and has been appraising residential and commercial properties for approximately 12 years. The appraisers meet the USPAP Competency Rule requirements.

**RELEVANT DATES**

The following are the relevant dates of the impact study.

<b>As Is Date</b>	February 10, 2025
<b>Date of Report</b>	February 20, 2025

## DEFINITIONS

### Hypothetical Condition and Extraordinary Assumptions

The *Uniform Standards of Appraisal Practice (USPAP)* defines a **Hypothetical Condition** as:

*“that which is contrary to what exists but is supposed for the purpose of analysis.”*

Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject or about conditions external to the property, or about the integrity of data used in an analysis.

USPAP defines an **Extraordinary Assumption** as:

*“an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser’s opinions or conclusions.”*

Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property.

<b>Hypothetical Condition Used</b>	None
<b>Extraordinary Assumption Used</b>	A conceptual site plan was provided for the proposed substation. It is assumed that Union Power Cooperative will meet all performance standards and that all zoning and/or governmental regulations will be met.

## SCOPE OF WORK

The scope, or the extent of the analysis, includes the following:

- *Physical inspection of the subject site and neighborhood;*
- *Inspection of selected comparable local properties;*
- *Site analysis including physical and legal characteristics;*
- *Highest and best use analysis, as vacant and improved, if applicable;*
- *Study of local assessed value history of subject and surrounding properties;*
- *Study of historical aerial photos of the subject and surrounding properties to look for development trends;*
- *Study of historical property values surrounding the subject and in the area;*
- *Review of various articles and publications concerning impacts of substations on nearby development, and;*
- *Inspection of a sample of other Union Power Cooperative substations. Review of information provided by Union County Cooperative of other similar substations that are similar to that which is proposed.*

Additional primary research may have been conducted with the property, depending on the requirements of the assignment.

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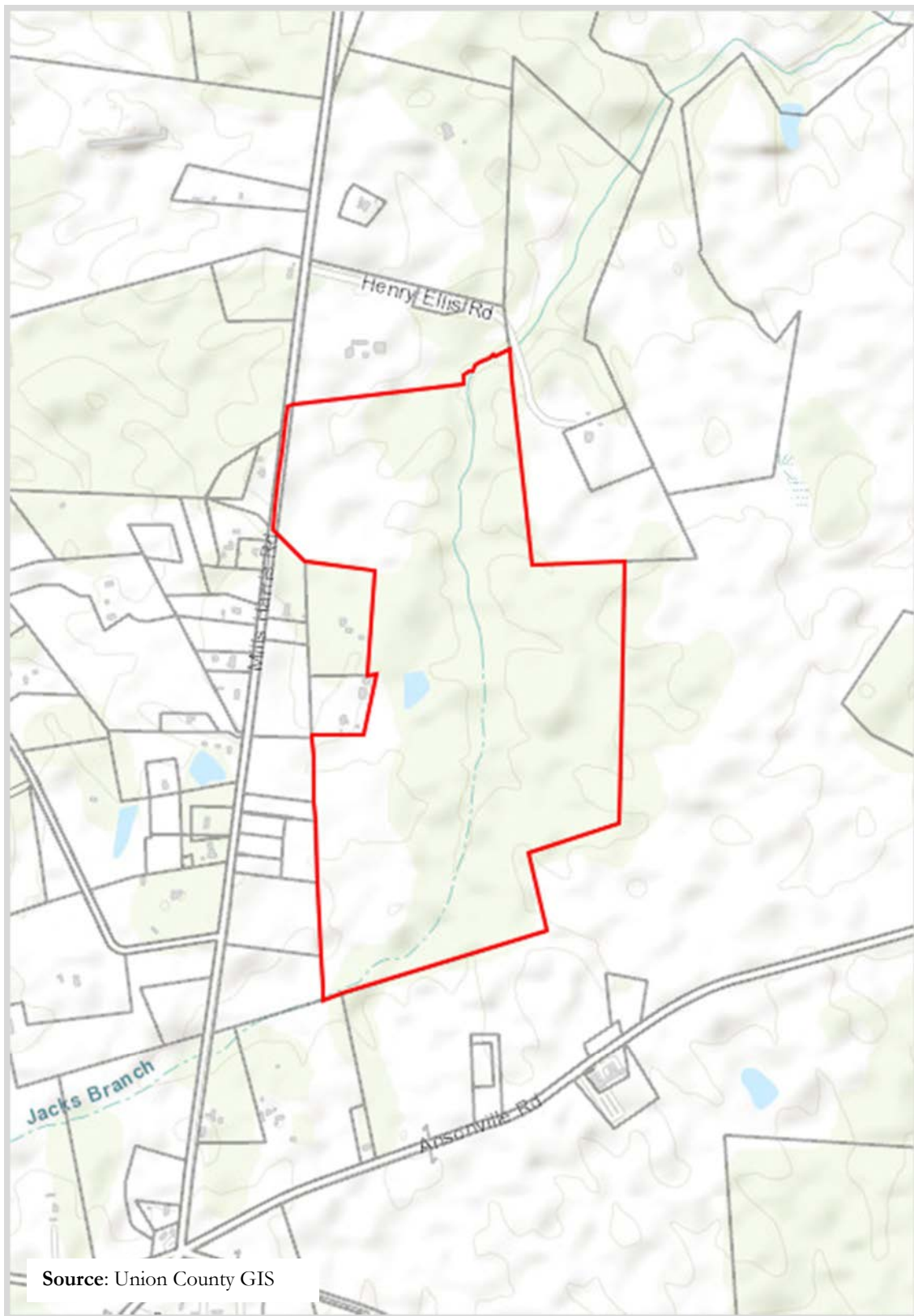
**OWNERSHIP HISTORY**

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According to the Union County Public Registry and Tax Assessor data, the most recent transaction involving the subject property is as follows:

<b>Current Owner of Record</b>	Union County, North Carolina
<b>Most Recent Transaction Date</b>	January 14, 2011
<b>Buyer</b>	Union County, North Carolina
<b>Seller</b>	H & T, LLC, a North Carolina limited liability company
<b>Deed Reference</b>	Book 5476, Page 914
<b>Price Indicated by Excise Stamps</b>	\$1,161,000
<b>Prior Transaction</b>	None
<b>Pending Transactions</b>	None
<b>Current Listing Agreements</b>	None

## TAX MAP





## AERIAL TAX MAP



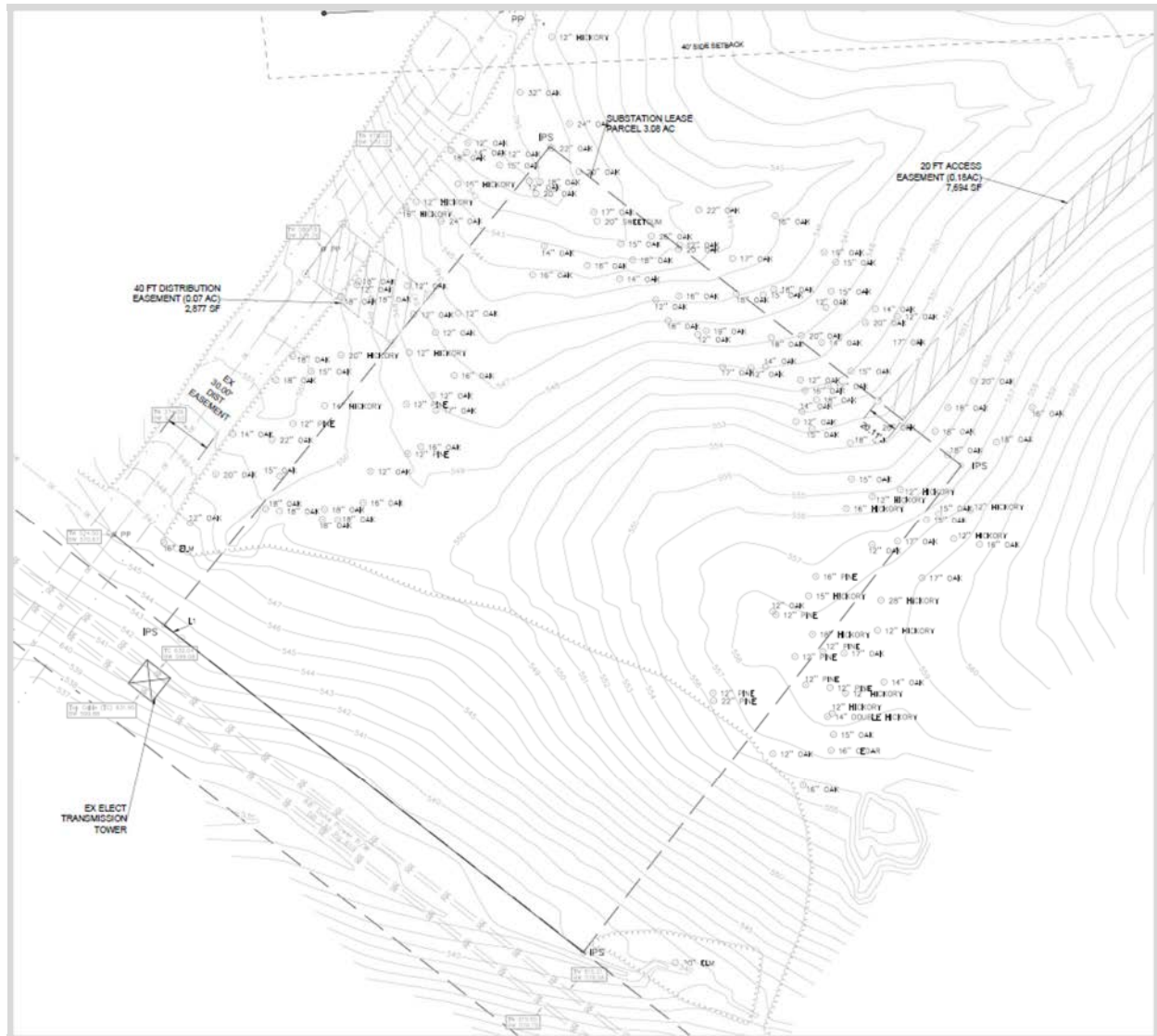
Source: Union County GIS

## FEMA FLOOD HAZARD MAP





# PROPOSED SITE PLAN – WINGATE SUBSTATION (TOPOGRAPHICAL)



## PROPOSED SITE PLAN – WINGATE SUBSTATION (AERIAL)





## SITE ANALYSIS

<b>General</b>	
Information for the subject is based on a review of tax maps, aerial maps, Union County GIS information, FEMA floodplain maps, proposed site plans provided by the Client, and a personal inspection.	
<b>Location</b>	1424 Mills Harris Road Wingate, Union County, North Carolina 28174 (Unincorporated portion)
<b>Tax Parcel</b>	02202008
<b>Current Use</b>	Institutional/Government
<b>Improvements</b>	The site is improved with a 26,600 SF training facility that was constructed in 2017. The training facility was constructed for use by the Union County Sheriff's Department. The training facility is located on the northwestern portion of the site.
<b>Land Area</b>	The entire property is 161.03 acres, of which Union Power will lease 3.08 acres for a proposed substation.
<b>Zoning</b>	RA-200CZ – Residential Agricultural Conditional Zoning by the Union County Unified Development Ordinance
<b>Shape</b>	Irregular and functional
<b>Frontage/Access</b>	Approximately 900 feet on Mills Harris Road
<b>Topography</b>	Gently Sloping
<b>Floodplain/Water Quality Buffers/Wetlands</b>	FEMA Map Panel 3710547600J, dated October 16, 2008, located in Zones X and AE. A portion of the northern portion of the site is located in Zone AE. The proposed substation site is located in an area that is unencumbered by floodplain. A 30-foot stream buffer is located along both sides of Jack's Branch, which is located through the eastern portion of the site. Additionally, wetlands are located on the site. Based on the proposed site plan, the substation will not impact the existing buffer or wetlands.
<b>Soil &amp; Environmental Concerns</b>	No environmental reports were provided. The values reported are based on the assumption that the subject site meets all Environmental Protection Agency requirements and regulations.
<b>Utilities</b>	Private Well/Septic System
<b>Easements &amp; Encroachments</b>	An existing 68-foot-wide Duke Power right-of-way extends from the site's southeastern boundary to the site's northwestern boundary along Mills Harris Road. Upon completion of the proposed substation, a 20-foot permanent access easement (PAE) totaling 7,694 SF will extend from the site's eastern boundary to the proposed substation site. Additionally, a 40-foot permanent distribution easement (PDE) totaling 2,877 SF will be located on the northwestern side of the proposed substation site adjacent to the existing 30-foot-wide PDE.

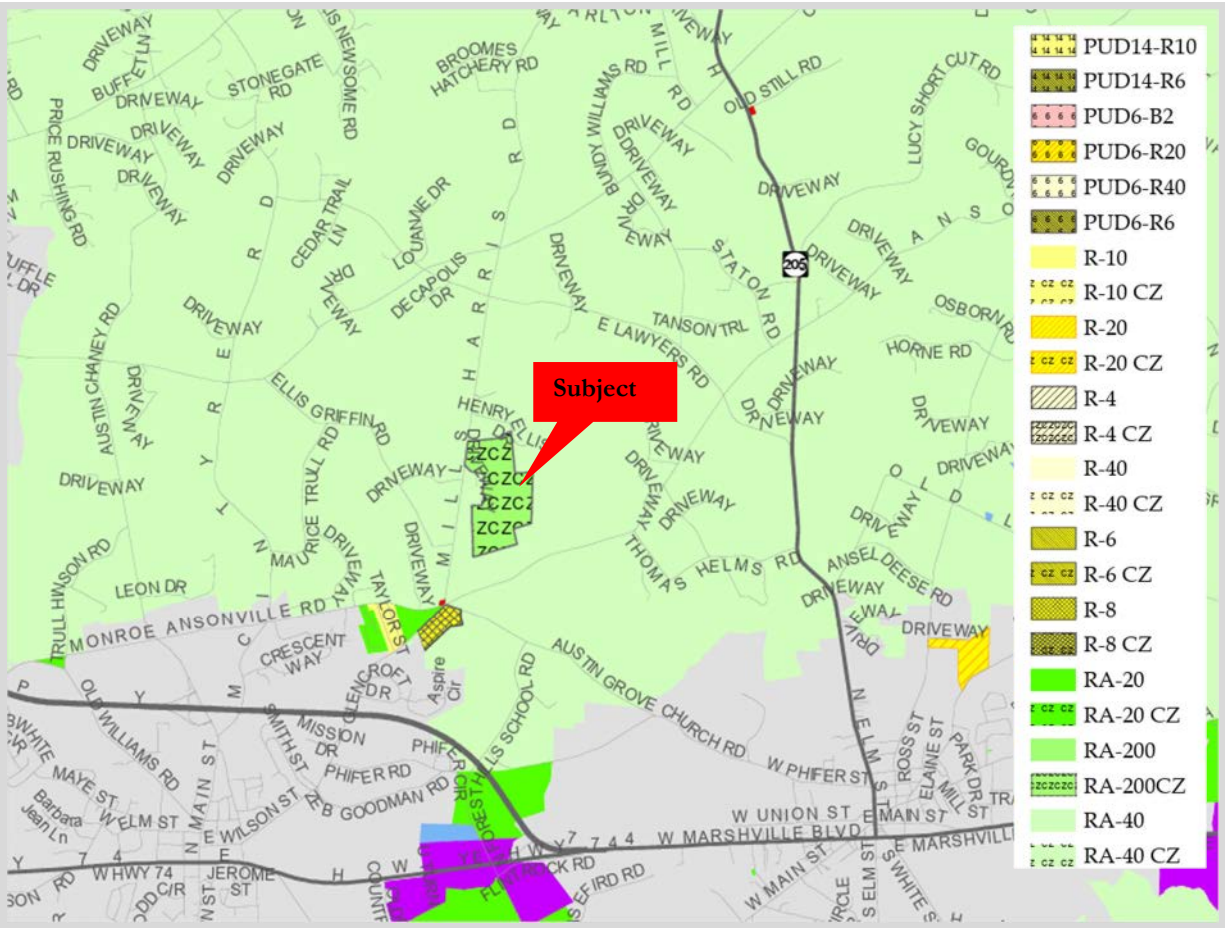
## Site Analysis, Continued

<b>Conclusion</b>	<p>The subject is located approximately 7 miles northeast of Monroe in the unincorporated portion of Union County. The site has good access and road frontage. Public water and sewer is not accessible at the site. The site is irregular shaped with gently sloping topography. A portion of the northern portion of the site is located in Zone AE. The proposed substation site is located in an area that is unencumbered by floodplain. A 30-foot stream buffer is located along both sides of Jack's Branch, which is located through the eastern portion of the site. Additionally, wetlands are located on the site. Based on the proposed site plan, the substation will not impact the existing buffer or wetlands. An existing 68-foot-wide Duke Power right-of-way extends from the site's southeastern boundary to the site's northwestern boundary along Mills Harris Road. This area is improved with several high tension towers and a transmission line. Upon completion of the proposed substation, a 20-foot permanent access easement (PAE) totaling 7,694 SF will extend from the site's eastern boundary to the proposed substation site. Additionally, a 40-foot permanent distribution easement (PDE) totaling 2,877 SF will be located on the northwestern side of the proposed substation site adjacent to the existing 30-foot-wide PDE.</p>
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ZONING MAP

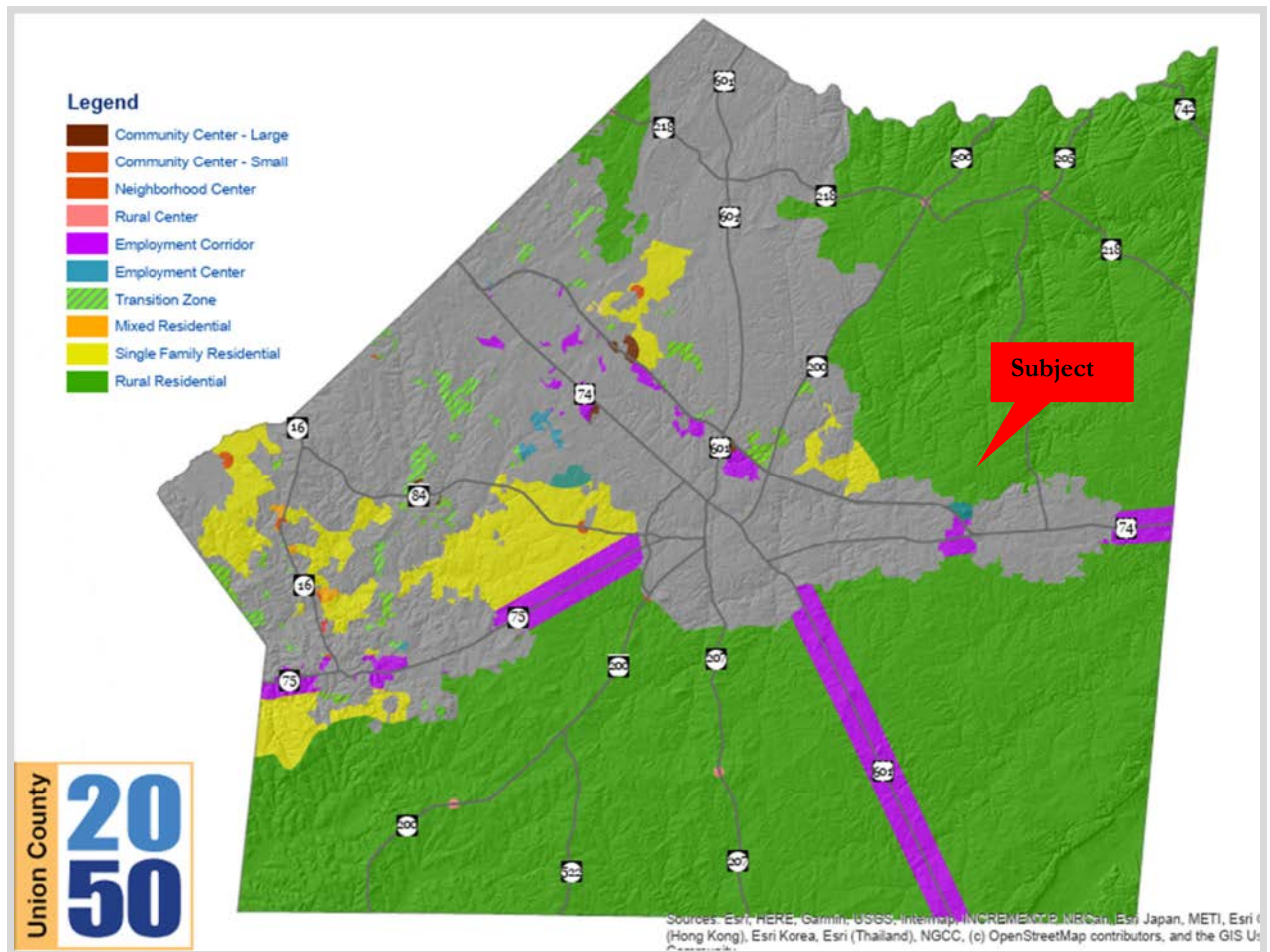


EXISTING ZONING MAP FOR SUBJECT AREA





## ADOPTED UNION COUNTY 2050 LAND USE MAP



## ZONING/LAND USE CONTROL

The subject is zoned RA-200CZ – Residential Agricultural Conditional Zoning by the Union County Unified Development Ordinance (UDO). The RA-200 district is primarily intended for residential, agricultural, and institutional users. According to the Union County UDO,

*“The RA-200 district is primarily intended to accommodate agriculture and agriculture-related uses and very low-density residential development in rural areas of the county. The district is generally intended to apply in areas where central water and/or central sewer service is not widely available.”*

### Development Standards

#### RA-200, Residential Agricultural District

<u>Standard</u>	<u>RA-200/Subject</u>
Minimum Lot Area SF	200,000
Minimum Lot Width	60 Feet
Minimum Front Yard	40 Feet
Minimum Side Yard	15 Feet
Minimum Rear Yard	40 Feet
Maximum Building Height	50 Feet

**Source:** Union County UDO & Provided Site Plan

The existing improvements represent a legal, conforming use.

Union Power Cooperative (UPC) is applying for a Special Use Permit (SUP) in order to construct the proposed substation (classified as a major utility or public service facility), which is considered a special use according to Article 25.010-B, page 25-2 in the UDO, as illustrated in the table below. Once the SUP is obtained, the proposed substation will be considered a legal, conforming use.

USE CATEGORY	RA	RA	RA	R	R	R	R	R	R	R	R	O	B	B	B	H	L	H	Supplemental Regulations
Subcategory	200	40	20	40	20	15	10	8	6	4			2	3	4	C	I	I	
Specific use																			
Postal Service	—	—	—	—	—	—	—	—	—	—	P	P	P	P	P	P	P	P	
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	—	—	
Safety Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
School	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utility or Public Service Facility																			
Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Major	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	
Renewable Energy Facility	S	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(amended 1.16.18)

## Section 25.020-C: Public, Civic and Institutional Use Category

### 15. Utility or Public Service Facility

Any above-ground structures or facilities (other than buildings, unless such buildings are used as storage incidental to the operation of such structures or facilities) owned by a governmental entity, a nonprofit organization, corporation, or any entity defined as a public utility for any purpose by NCGS 62-3(23) and used in connection with the production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, oil, or electronic signals

#### a. Minor

Utility or public service facilities that need to be located in or close to the area where the service is provided. Minor utilities and public service facilities generally do not have regular employees at the site and typically have few if any impacts on surrounding areas. Typical uses include water and sewer pump stations; gas regulating stations; electric transformers; water conveyance systems; stormwater facilities and conveyance systems; telephone switching equipment and emergency communication warning/broadcast facilities.

#### b. Major

Utility and public service facilities that are not classified as "minor" or as a "renewable energy facility". Typical uses include but are not limited to water and wastewater treatment facilities, high-voltage electric substations, utility-scale power generation facilities (excluding renewable energy facilities), and utility-scale water storage facilities, such as water towers. (amended 1-6-2018)

There are five "Considerations"/Findings of Fact that must be met to satisfy the Board of Adjustment in order to grant the property owner a SUP. Those are outlined later in the Conclusion section of the report.

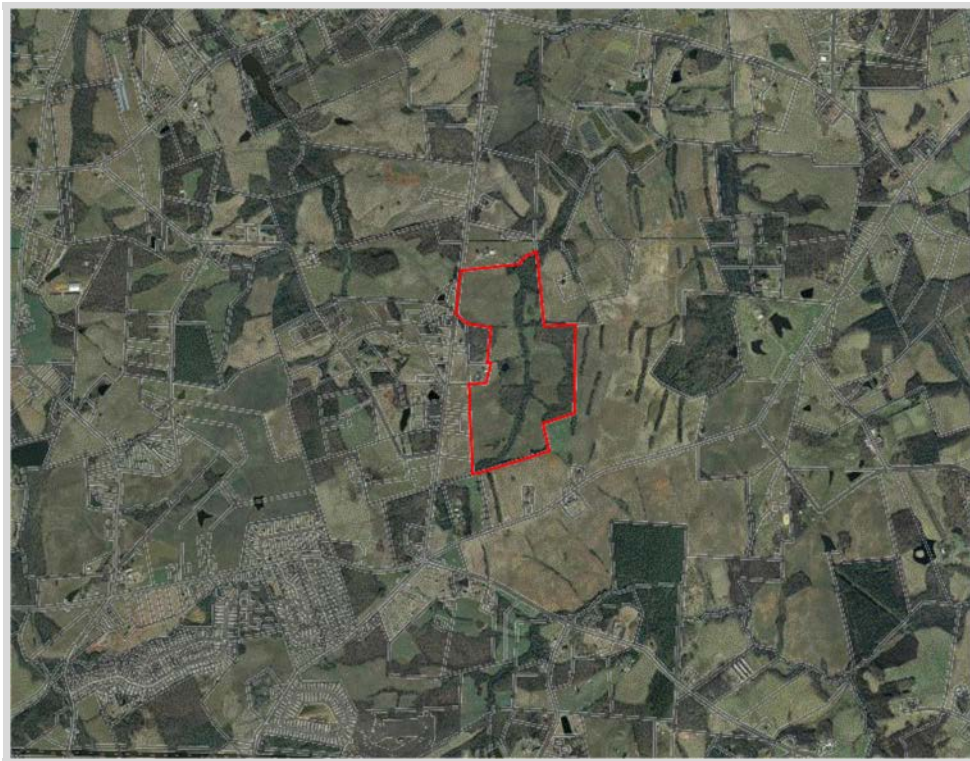
The immediate area around the subject is currently rural in nature, and the 2050 Future Land Use Map designates this area as Rural Residential. The area surrounding the subject is primarily rural in nature, with some homes on larger lots and large tracts of agricultural land. There is a large amount of vacant land in the immediate area. The following pages show historical maps of the area from 2007 to 2021 that demonstrate the slow growth that has occurred over time. The maps are taken from Union County GIS.



2007 AERIAL MAP



2010 AERIAL MAP





## 2015 AERIAL MAP



## 2021 AERIAL MAP



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## DESCRIPTION OF THE PROPOSED SUBSTATION

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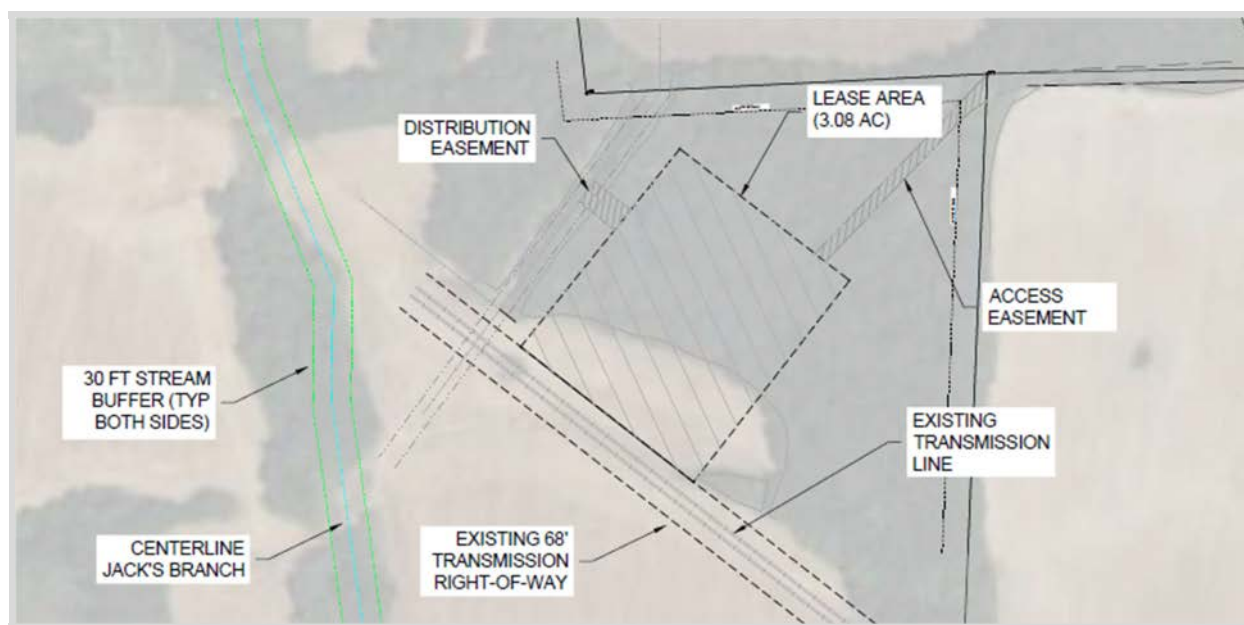
Based on information provided by the Client and Pike Engineering, the substation will meet all dimensional requirements, such as minimum setbacks, lot size and maximum building height of 50 feet. Many of the existing trees will be preserved.

Substation materials will consist primarily of galvanized metal, while the control enclosure will have an aggregate finish. No buildings or structures capable of human occupation or storage will be constructed on the site. A VFP Control Enclosure will be installed within the fenced substation. The control enclosure will house “remote switching” and monitoring controls for the substation equipment.

A farm gate will be installed to prevent local traffic from entering the property. Gates to the property will be locked at all times. Security fencing will surround the substation infrastructure. The fencing will consist of woven steel fabric (minimum height of 7 feet) with additional barbed wire extension arms (1 foot in length) on top. There will also be signage to the effect of “Danger! High Voltage.”

Electromagnetic field (EMF) and noise levels are not expected to exceed the ambient levels found outside the substation property. Following is a proposed site plan map.

### PROPOSED WINGATE SUBSTATION SITE PLAN



Photos of the subject, as well as a sample of surrounding properties, are provided on the following pages to provide a visual example.



## SUBJECT PHOTOS



VIEW OF PROPOSED SUBSTATION SITE



VIEW OF PROPOSED SUBSTATION SITE



VIEW OF PROPOSED SUBSTATION SITE



VIEW OF PROPOSED SUBSTATION SITE



VIEW OF PROPOSED SUBSTATION SITE



VIEW OF PROPOSED SUBSTATION SITE



## PHOTOS OF ADJACENT PROPERTIES



VIEW OF ADJACENT FARMLAND TO SE &  
EXISTING DUKE POWER ROW



VIEW OF ADJACENT FARMLAND TO SE &  
EXISTING DUKE POWER ROW



VIEW OF ADJACENT FARMLAND TO NE



VIEW OF ADJACENT FARMLAND TO SE &  
EXISTING DUKE POWER ROW



SAMPLE PHOTOS OF PROPERTIES IN NEIGHBORHOOD



VIEW OF UNION COUNTY SHERIFF’S  
OFFICE TRAINING CENTER (PORTION OF  
SUBJECT/ENTIRE SITE)



VIEW OF CHURCH LOCATED ACROSS  
ANSONVILLE ROAD TO THE SOUTH



VIEW OF RESIDENCE IN NEIGHBORHOOD



VIEW OF RESIDENCES IN NEIGHBORHOOD



VIEW OF RESIDENCE/FARMLAND IN  
NEIGHBORHOOD



VIEW OF FARMLAND IN NEIGHBORHOOD

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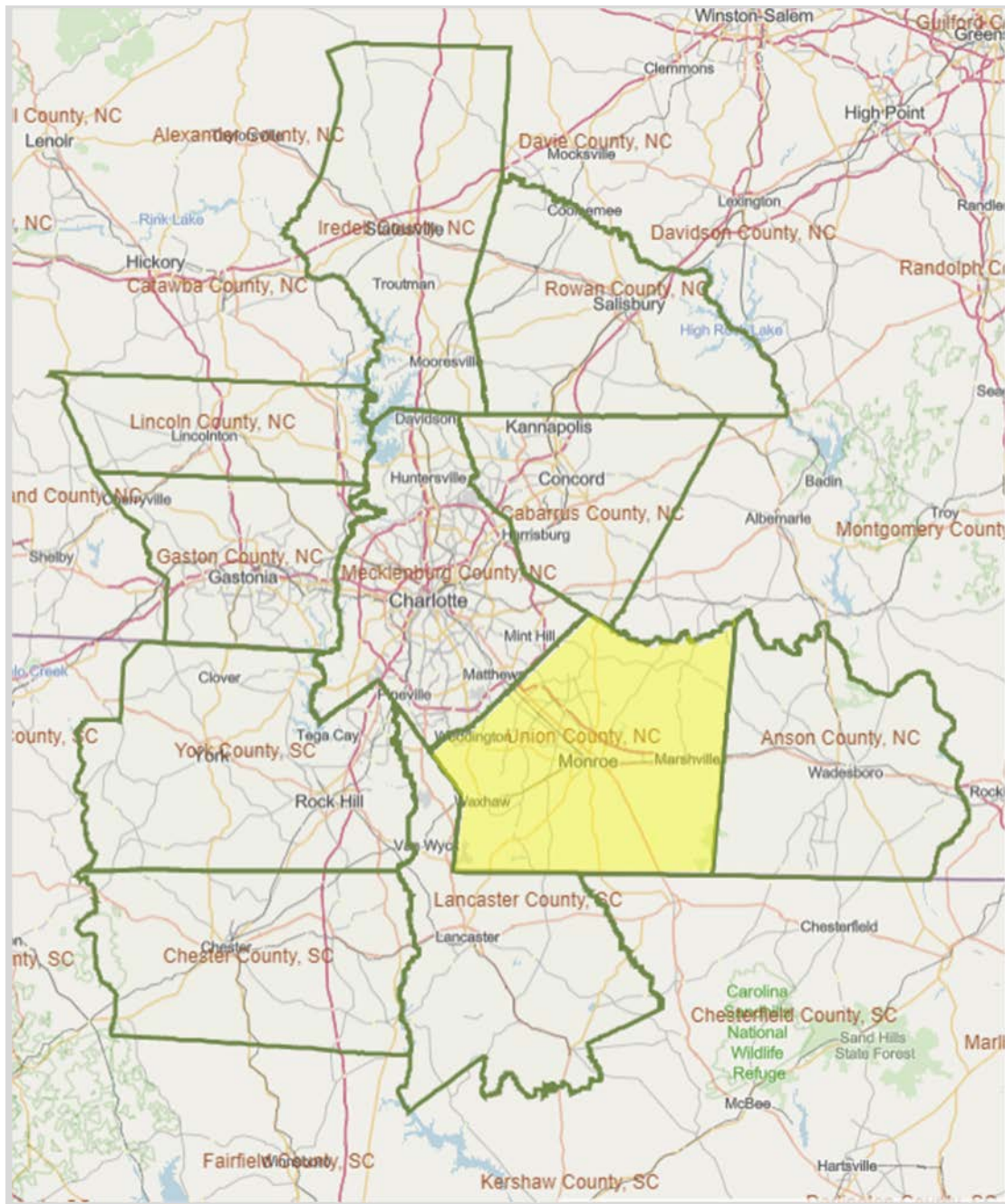
## CHARLOTTE AREA/UNION COUNTY REGIONAL ANALYSIS

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### LOCATION AND ACCESS

The subject is located in Union County, North Carolina, within the Charlotte-Concord-Gastonia Metropolitan Statistical Area (MSA). The MSA is comprised of 11 counties centered on the City of Charlotte and located on the North Carolina-South Carolina border.

### CHARLOTTE-CONCORD-GASTONIA MSA



A primary driver of the Charlotte economy is its connectivity. Interstate 85 provides access southwest to Greenville-Spartanburg and Atlanta, and northeast to Greensboro and Raleigh-Durham and I-95. Interstate 77 connects south to Columbia, SC and I-26, which runs southeast to Charleston, SC. To the north, I-77 connects to I-40 at Statesville, NC and to I-81 in Virginia. Interstate 40 also connects west to the Asheville area and western NC. Interstate 277 is a 4.5-mile loop that encircles Charlotte's central business district. Further out is I-485, which is 67 miles in length and connects to I-77, I-85 and several of Charlotte's ring suburbs. Primary US Highways bisect the region and include US Highways 21, 29, 74, 321, 521, and 601.

The Charlotte Area Transit System (CATS) operates bus service to surrounding suburban communities in both North and South Carolina. CATS also operates the LYNX light rail. Currently, the system consists of the Blue Line, connecting Pineville in the south to UNC Charlotte in the northeast, running through the CBD, totaling 19 miles. The newest part of the LYNX network is the Gold Line, which is a 10-mile streetcar line being completed in phases. Currently, the line is 4 miles with 17 stops, running from Sunnyside Avenue, south along Hawthorne Lane to 5<sup>th</sup> Street, at Novant Hospital, and then west to the Johnson C Smith University Campus and the historic West End.

CATS is currently in the planning and design stages for the Lynx Silver Line, a multibillion-dollar east-west light rail line that will run from Matthews through Uptown Charlotte and west to Charlotte Douglas International Airport and across the Catawba River to Belmont. The line, projected to open in 2030, will connect to the Blue Line at 11th Street and the future intermodal Charlotte Gateway Station.

Charlotte-Douglas International Airport, located in western Mecklenburg County, is the region's center for air travel and consistently ranked as one of the top 10 busiest airports in the world. Service is provided to 178 nonstop destinations, including international locations. Norfolk Southern Railway, which has an intermodal facility at the airport, and CSX Transportation link over 40,000 miles of rail between Charlotte and 23 eastern states.

## **DEMOGRAPHIC TRENDS**

According to the 2020 US Census, the Charlotte MSA is the 23<sup>rd</sup>-largest in the US and the largest in the Carolinas. Charlotte is consistently among the fastest growing cities in the US. The following table outlines key demographic data for Charlotte, Mecklenburg County, and the MSA:

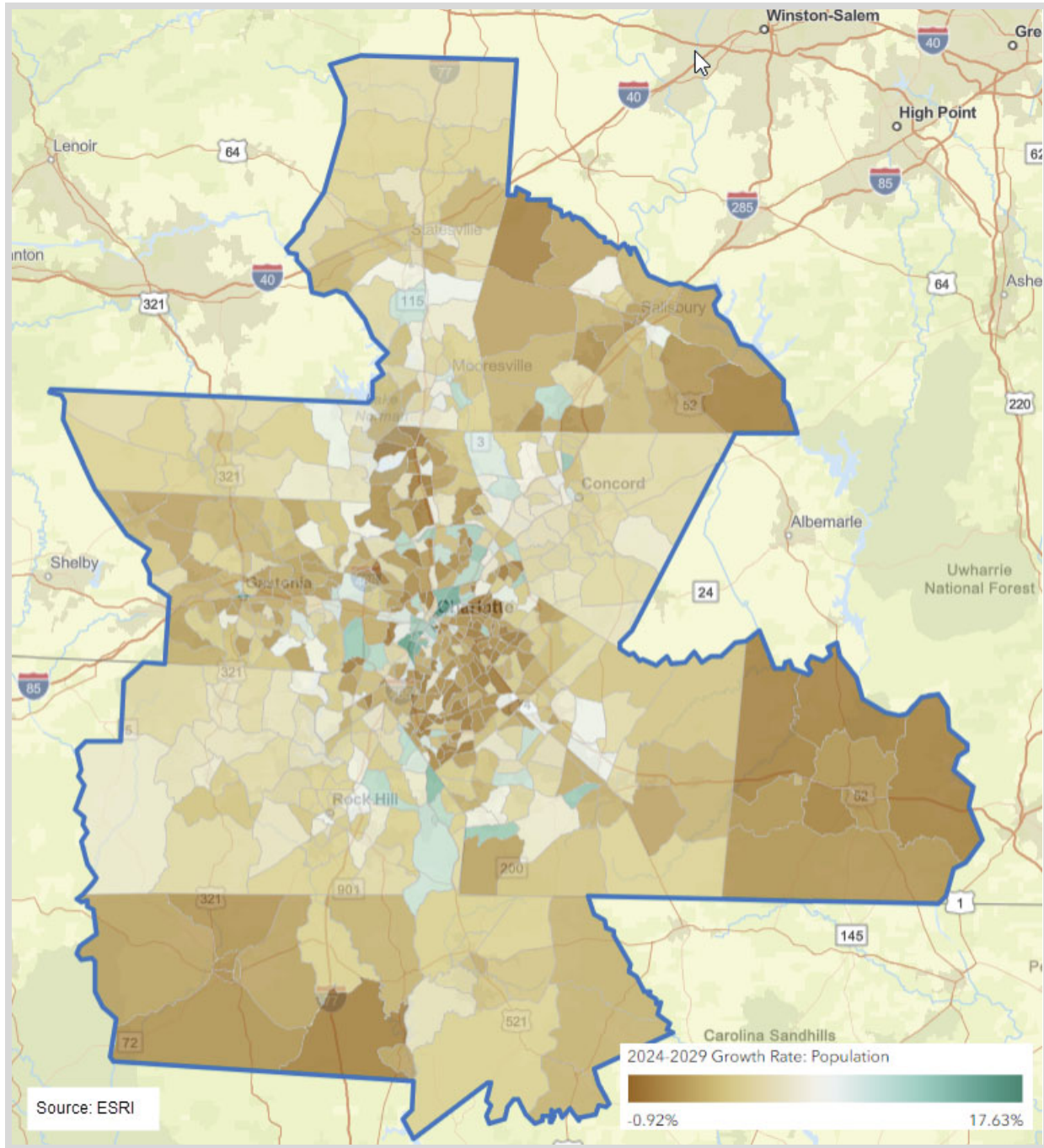
## Demographic Summary

	City of Charlotte	Mecklenburg County	Charlotte- Concord- Gastonia MSA
<b><u>Population</u></b>			
2029 Projection	991,373	1,258,917	3,026,237
2024 Estimate	930,043	1,190,061	2,851,936
2020 Census	875,493	1,115,482	2,660,329
2010 Census	732,641	919,622	2,243,837
Annual % Change 2010-2024	1.7%	1.9%	1.7%
Projected Annual % Change 2020-2029	1.4%	1.4%	1.4%
<b><u>Households</u></b>			
2029 Projection	414,463	519,126	1,198,368
2024 Estimate	382,320	483,450	1,116,721
2020 Census	355,758	448,814	1,034,018
2010 Census	290,446	362,211	858,450
Annual % Change 2010-2024	2.0%	2.1%	1.9%
Projected Annual % Change 2020-2029	1.7%	1.6%	1.7%
2024 Average Household Size	2.4	2.5	2.6
<b><u>Median Household Income</u></b>			
2029 Projection	\$96,047	\$102,738	\$96,271
2024 Estimate	\$80,421	\$85,845	\$81,494
Projected Annual % Change 2024-2029	3.6%	3.7%	3.4%
<b><u>Median Owner-Occupied Housing Values</u></b>			
2029 Projection	\$489,589	\$387,284	\$447,193
2024 Estimate	\$422,005	\$352,399	\$373,787
Projected Annual % Change 2024-2029	3.0%	1.9%	3.7%
<b><u>Housing Summary</u></b>			
2024 Owner-Occupied	50.9%	51.0%	61.2%
2024 Renter-Occupied	42.6%	42.3%	32.2%
% Vacant	6.6%	6.7%	6.7%
<b>Source:</b> US Census Bureau, Census 2010 and 2020. <i>ESRI</i> estimates and forecasts for 2024 and 2029.			

The MSA, County and City are projected to have consistent population growth of 1.4% over the next 5 years. The following map shows projected population growth on the Census Tract level from 2024 to 2029. Although the entire area is growing, much of the population increases are centered on the urban core, following Charlotte's light rail to the north and south of the CBD, shown in the blue-green colors. Other pockets of high growth are SW Mecklenburg County and central Iredell County (Mooresville), as well as the I-85 corridor to the northeast. Generally, moving out from central Charlotte, growth tends to be slower in the outlying areas of the surrounding counties.



## PROJECTED ANNUAL POPULATION GROWTH 2024 – 2029 BY CENSUS TRACT



### ECONOMY

According to the North Carolina Department of Commerce, Division of Employment Security data, MSA employment grew at an average of 3.0% per year from 2019 to 2023, including a contraction of 4.8% in 2020 due to the COVID-19 Pandemic. Unemployment peaked in April 2020 at 13.6% but

recovered to less than 5.0% 12 months later. The following table outlines employment trends (annual averages) for the MSA:

### Charlotte MSA Employment Trends

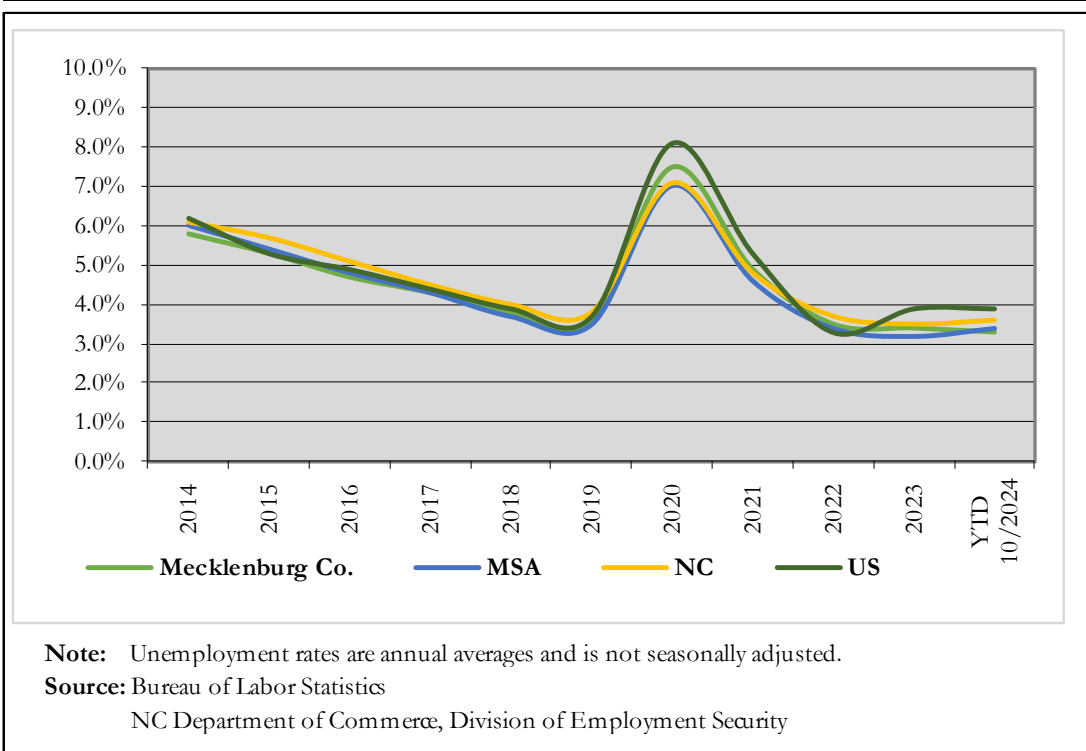
<u>Year</u>	<u>Employment</u>	<u>Growth (Jobs)</u>	<u>% Change</u>	<u>Unemployment Rate</u>
2019	1,299,595	86,479	2.8%	3.8%
2020	1,237,468	-62,127	-4.8%	3.5%
2021	1,296,980	59,512	4.8%	7.3%
2022	1,377,095	80,115	6.2%	4.6%
2023	1,458,158	81,063	5.9%	3.2%
5- Year Annual Average	1,333,859	49,008	3.0%	4.5%
YTD October 2024	1,481,702	23,544	1.6%	3.4%

**Notes:** Annual data is the 12-Month Average for each year, unadjusted.  
 % Change for October 2024 is from 2023 average.

**Source:** NC Employment Security Commission

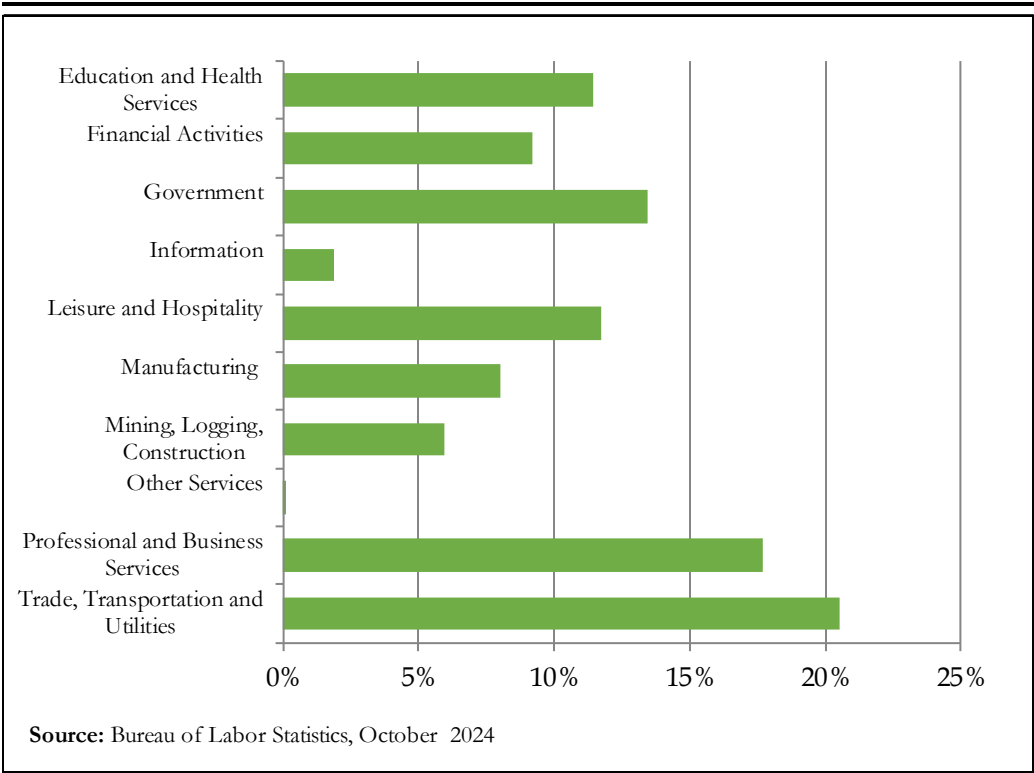
Unemployment for the MSA and Mecklenburg County have typically remained below national averages, which is currently the case. The most recent rates (October 2024) are 3.3% to 3.4% for Mecklenburg County and the MSA, respectively. Unemployment spiked in the US, State, County and MSA in 2020, with rates in the 7% to 8% range. Historical unemployment rates are compared in the following graph:

### 10-Year Unemployment Rate Comparison



Charlotte’s regional economy is diversified among the financial, manufacturing, trade, services and government sectors. As shown in the following graph, the Trade, Transportation and Utilities sector of the economy has the largest proportionate share of employed workers.

**Employment by Industry, Proportionate Share  
Charlotte MSA**



There are 18 Fortune 1000 headquarter locations in the Charlotte area, and over 300 Fortune 500 companies represented in the area. Following is a list of the Fortune 1000 companies headquartered in the region:

**Charlotte-Area Fortune 1000 Headquarters**

Rank	Company	Rank	Company	Rank	Company
18	Bank of America	296	Sonic Automotive	678	JELD-WEN
49	Lowe's	412	Albemarle	734	Brighthouse Financial
102	Nucor	503	CommScope	751	Dentsply Sirona
114	Honeywell	514	Ingersoll Rand	760	RXO
132	Truist	532	Coca Cola Consolidated	919	Curtiss-Wright
148	Duke Energy	603	Sealed Air		

Source: Charlotte Regional Business Alliance

Charlotte is a primary banking center for the US, with almost 120,000 employees in the financial activities sector. Charlotte is the home for a branch of the US Federal Reserve and headquarters for

Bank of America. Wells Fargo bank has its regional headquarters in Charlotte. Following is a list of Mecklenburg County’s largest non-governmental employers.

### Mecklenburg County Top 10 Largest Non-Governmental Employers

<u>Company</u>		<u>Company</u>	
1	Atrium Health	6	Charter Communications
2	Wells Fargo	7	Novant
3	Bank of America	8	Presbyterian Hospital
4	Amazon	9	Universal Protection Service
5	American Airlines	10	Harris-Teeter

Source: NC Department of Commerce, 2nd Q 2024 data.

Manufacturing has historically been a key element of Charlotte's economy. The region’s manufacturers are in many different fields, including non-electrical and electrical machinery, metal working and chemicals. Major manufacturers in the MSA represent every major NAICS category. The Charlotte Chamber and Regional Partnership have placed emphasis on high-tech, biotech and other knowledge-based industries. An example is the continuing expansion of the 350-acre North Carolina Research Campus (NCRC), located in Kannapolis, which focuses on biotechnology related to food and nutrition. The NCRC includes several university-run research facilities and will have over 1 million SF of lab space when completed.

#### REAL ESTATE

##### *Residential*

Historically, Charlotte’s growth in employment and population has created an ongoing demand for new housing, and residential building activity has kept pace with the growth. The most-recent building permit activity in Mecklenburg County (through September 2024) is shown on the accompanying graph:



## 5-Year New Building Permit Trends Mecklenburg County



Charlotte has historically had a very active residential transaction market. The following graphic outlines recent key statistics for the Charlotte region, provided by the Charlotte Regional Realtor Association's MLS service (Canopy):

## Charlotte Region MLS Statistics

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	4,179	4,481	+ 7.2%	42,805	48,214	+ 12.6%
Pending Sales	3,012	3,722	+ 23.6%	36,637	36,842	+ 0.6%
Closed Sales	3,295	3,352	+ 1.7%	35,780	35,197	- 1.6%
Median Sales Price*	\$380,000	\$395,000	+ 3.9%	\$379,990	\$394,000	+ 3.7%
Average Sales Price*	\$465,609	\$492,068	+ 5.7%	\$463,196	\$496,300	+ 7.1%
Percent of Original List Price Received*	97.4%	95.9%	- 1.5%	97.3%	97.0%	- 0.3%
List to Close	81	88	+ 8.6%	87	85	- 2.3%
Days on Market Until Sale	32	41	+ 28.1%	36	38	+ 5.6%
Cumulative Days on Market Until Sale	34	44	+ 29.4%	39	41	+ 5.1%
Average List Price	\$486,313	\$510,373	+ 4.9%	\$491,205	\$518,288	+ 5.5%
Inventory of Homes for Sale	6,952	9,289	+ 33.6%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Source: Canopy MLS

Listing volume is up 7.2% Year-to-Date 2024 versus a year ago. Median Sales Prices are up 3.9% over the same timeframe. The total number of homes for sale has been much better and is now up 33.6% from one year ago. There is 2.7 month's supply of inventory available in the market, slightly improved from a year ago.

## ***Commercial***

Charlotte's commercial real estate markets are active and generally performing well. However, the office and multi-family segments have seen a significant uptick in vacancies, which is consistent with other similar-sized markets. There is a substantial amount of apartments under construction, leading to an upward-trending vacancy projection. Absorption is generally positive and lease rates continue to increase in all segments except for multi-family. The Industrial segment has experienced significant rent growth over the last 24 months. Vacancy rates for Retail have fluctuated little, within a few hundred basis points over the last 5 years. Office and Multi-Family are trending upward.

The following table outlines key statistics for each segment of the commercial real estate market:

### **Charlotte Market**

#### **Commercial Real Estate Segments Key Data**

<b>Q3 2024</b>	<b><u>Industrial</u></b>	<b><u>Office</u></b>	<b><u>Multifamily</u></b>	<b><u>Retail</u></b>
Inventory YTD	387,780,115 SF	138,403,637 SF	231,649 Units	153,669,240 SF
Vacancy Rate	8.7%	14.2%	12.8%	3.0%
Vacancy Rate One Year Ago	5.8%	12.7%	11.5%	2.7%
12 Month Net Absorption	1,818,037 SF	(1,017,234) SF	12,000 Units	(217,517) SF
Market Asking Rent	\$9.32 /SF	\$33.77 /SF	\$1,610 /Month	\$24.81 /SF
Market Rent One Year Ago	\$8.95 /SF	\$33.15 /SF	\$1,629 /Month	\$23.72 /SF
Indicated 12-Month Rent Growth	4.1%	1.9%	-1.2%	4.6%
Under Construction	10,960,790 SF	1,406,469 SF	25,055 Units	638,952 SF
Indicated Expansion	2.8%	1.0%	10.8%	0.4%

Source: CoStar

## **CONCLUSIONS AND RECENT NEWS**

The Charlotte MSA region is home to of 2.85 million people in 11 counties, straddling the North Carolina-South Carolina state line. It is strategically located in the center of the East Coast, within a day's motor freight delivery to about 60% of the US population and over 60% of the nation's industrial base. Positive characteristics for the region include a relatively low cost of doing business, a diversified industrial structure, and a rapidly growing population base due to in-migration.

Recent regional new job announcements in the region are outlined in the following table. Most of the new employment is in advanced manufacturing.

**Charlotte Region  
Economic Development Announcements**

<u>County</u>	<u>Company</u>	<u># New Jobs</u>	<u>Capital Investment (\$ Millions)</u>
Iredell	Corvid Technologies	54	\$30.0
Iredell	DEHN, Inc	195	\$38.6
Stanly	Flextol	11	\$0.3
Gaston	HEYCO-Werk USA, Inc	34	\$12.7
Gaston	Lynddhal Telecom America, Inc	54	\$5.6
Iredell	Macleon Curtis	14	\$16.3
Lancaster	LCI Lineberger	10	\$8.0
Mecklenburg	Octapharma Plasma, Inc	--	\$18.7
York	Private Advisor Group	6	--
Mecklenburg	Rhombus, Inc	7	--
Mecklenburg	Siemens Energy	475	\$149.0
Catawba	Steel Warehouse	58	\$27.0
Mecklenburg	Verinext	8	--

**Source:** Charlotte Regional Business Alliance

Charlotte Regional Business Reliance’s 3<sup>rd</sup> Quarter 2024 *Growth Report* has the following commentary regarding the economic performance for the region:

“The Charlotte Region is still seeing positive economic growth, the CLT Alliance Research Team found. In the third quarter of 2024, the region had \$23 million in capital investments and 86 announced jobs. The unemployment rate sat at 3.32%.

LCI-Lineberger, a heavy civil contractor, is one of the companies adding jobs. In early September, the Lancaster County Department of Economic Development announced the company was expanding. LCI-Lineberger will invest \$8 million to create at least 10 new jobs at its asphalt manufacturing facility in the KCH Industrial Park on Kershaw-Camden Highway. Part of the \$8 million will also be invested in new equipment. LCI-Lineberger is headquartered in Lancaster County and already employs more than 100 people, the Lancaster County Department of Economic Development said.

The company’s expansion is evidence of a healthy economic environment in the Charlotte Region. This year, 30 announced projects have resulted in 1,827 announced jobs and more than \$663 million in capital investments.

This quarter, South Carolina has announced nearly 1,300 jobs across the state. In North Carolina, that number tops 4,000.

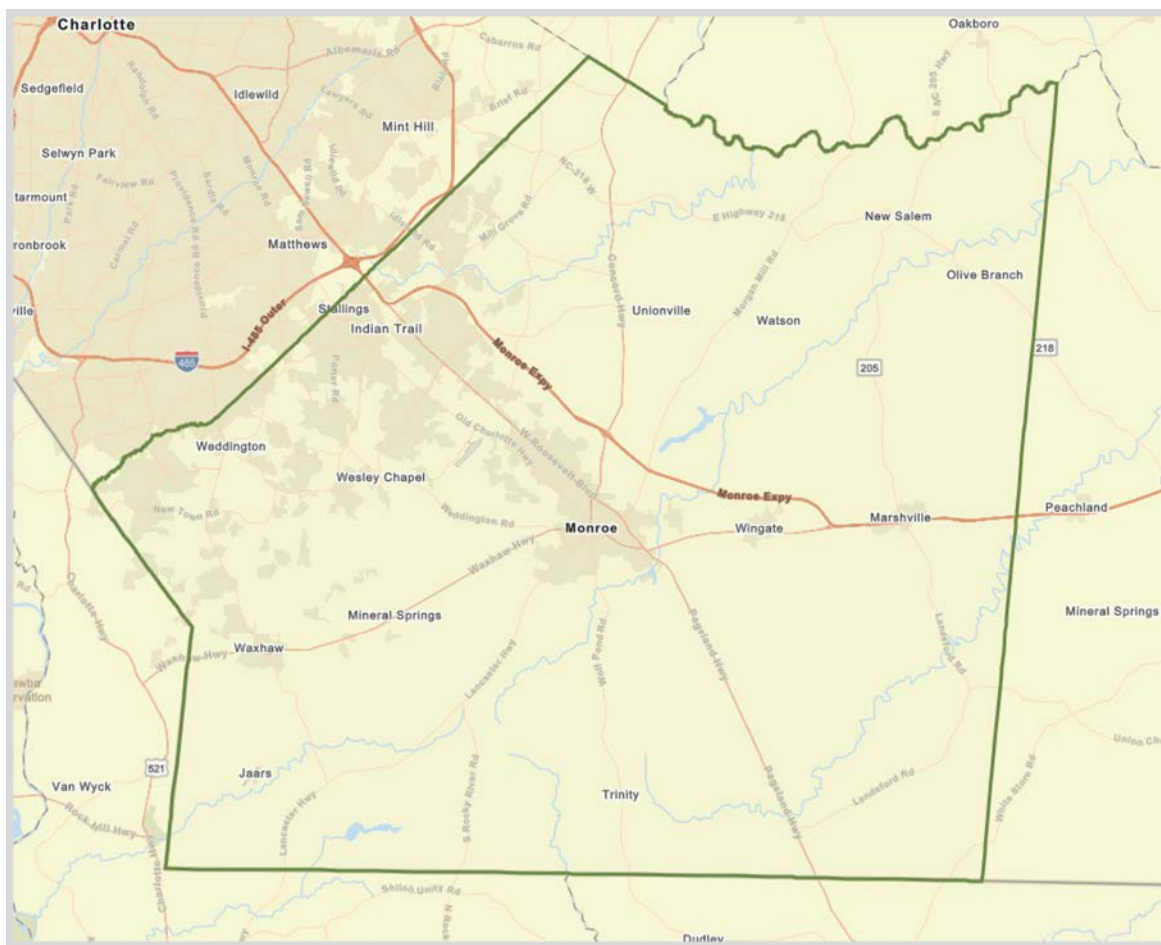
There are 66 active projects in the Charlotte Region that are projected to generate about 18,570 new job opportunities.

The region is attractive to investors. It has low corporate tax rates, a range of incentives for businesses, and a commitment to fostering a business-friendly environment. This makes the landscape appealing to both domestic and international companies interested in initiating or expanding their operations in the area, contributing to the ongoing economic vitality of the Charlotte Region.”

## UNION COUNTY

Union County is a part of the Charlotte MSA, bordering Mecklenburg County to the northwest. Primary municipalities in Union County are Monroe, Indian Trail, Weddington, and Waxhaw. Indian Trail, Weddington, and Waxhaw benefit from proximity to Mecklenburg County. Monroe is about 25 miles southeast of the Charlotte CBD. The areas in the east and south of the county are rural.

## UNION COUNTY



Regional accessibility for Union County is good. The county is bisected by US Highways 74 and 601, which intersect in Monroe. US Highway 74 runs southeast from Charlotte to Wilmington. This heavily traveled thoroughfare is the primary east-west route in this part of the state, linking Union County to the surrounding region. The Monroe Bypass/Expressway, a toll road bypass from Stallings to Wingate, was completed late in 2018 and is shown on the following map. This expressway is helping to alleviate chronic traffic congestion along US Highway 74.



## MONROE BYPASS/EXPRESSWAY



### DEMOGRAPHIC TRENDS

Union County has an estimated 2024 population of 257,691, with an average projected annual growth rate of 1.6% from 2020 through 2029. Union County's income levels and housing values are above that of the MSA. Median home values are projected to increase 3.7% annually in Union County for the next 5 years, which is similar to the MSA. Slightly less than 80% of the county's housing units are owner-occupied. The accompanying table outlines general demographic data for the Town of Wingate, City of Monroe, and Union County, in comparison to the MSA:

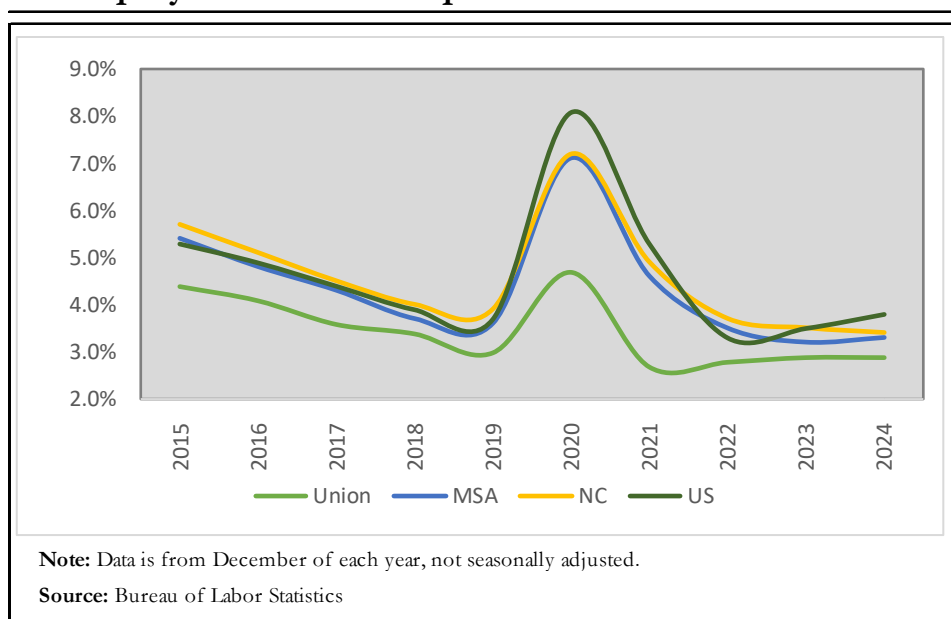
## Demographic Summary

	Town of Wingate	City of Monroe	Union County	Charlotte MSA
<b><u>Population</u></b>				
2029 Projection	4,018	40,150	275,741	3,026,237
2024 Estimate	4,034	37,350	257,691	2,851,936
2020 Census	4,116	34,563	238,267	2,660,329
2010 Census	3,547	32,881	201,295	2,243,837
Annual % Change 2010-2024	0.9%	0.9%	1.8%	1.7%
Projected Annual % Change 2020-2029	-0.3%	1.7%	1.6%	1.4%
<b><u>Households</u></b>				
2029 Projection	930	14,240	93,502	1,198,368
2024 Estimate	931	13,224	56,998	1,116,721
2020 Census	939	12,162	80,167	1,034,018
2010 Census	961	11,153	67,866	858,450
Annual % Change 2010-2024	-0.2%	1.2%	-1.2%	1.9%
Projected Annual % Change 2020-2029	-0.1%	1.8%	1.7%	1.7%
2024 Average Household Size	4.3	2.8	4.5	2.6
<b><u>Median Household Income</u></b>				
2029 Projection	\$73,157	\$82,585	\$114,902	\$96,271
2024 Estimate	\$59,649	\$70,224	\$100,630	\$81,494
Projected Annual % Change 2024-2029	4.2%	3.3%	2.7%	3.4%
<b><u>Median Owner-Occupied Housing Values</u></b>				
2029 Projection	\$548,272	\$418,418	\$533,551	\$447,193
2024 Estimate	\$278,814	\$332,495	\$444,654	\$373,787
Projected Annual % Change 2024-2029	14.5%	4.7%	3.7%	3.7%
<b><u>Housing Summary</u></b>				
2024 Owner-Occupied	60.3%	59.2%	78.3%	61.2%
2024 Renter-Occupied	30.2%	34.7%	17.2%	32.2%
% Vacant	9.5%	6.1%	4.5%	6.6%
<b>Source:</b> US Census Bureau, Census 2010 and 2020. <i>ESRI</i> estimates and forecasts for 2024 and 2029.				

## ECONOMY

Like most places, unemployment in Union County peaked in 2020 during the coronavirus pandemic and began to decline and level out in 2021-2022. The following graph is a comparison of unemployment rates for the last 10 years for the US, North Carolina, Charlotte MSA, and Union County:

## Unemployment Rate Comparison



According to the North Carolina Department of Commerce, Division of Employment Security data, employment in Union County grew at an average of 1.7% per year from 2020 to 2024, with an average unemployment rate of 3.2%. The following table outlines employment trends for Union County:

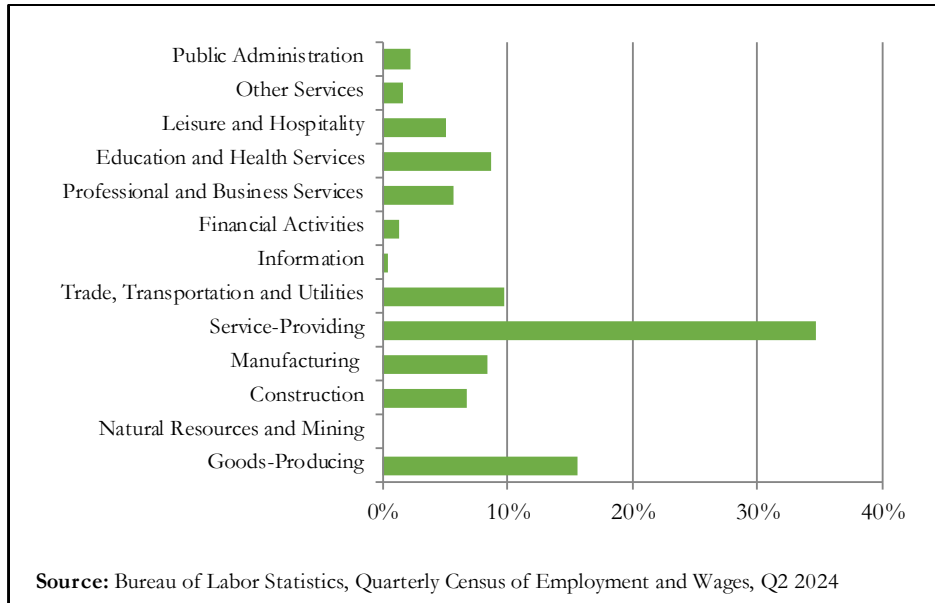
### 5-Year Employment Trends Union County

<u>Year</u>	<u>Employment</u>	<u>Growth (Jobs)</u>	<u>% Growth</u>	<u>Unemployment Rate</u>
2020	114,253	-5,346	-4.5%	4.7%
2021	123,744	9,491	8.3%	2.7%
2022	126,494	2,750	2.2%	2.8%
2023	128,230	1,736	1.4%	2.9%
2024	129,794	1,564	1.2%	2.9%
Average 2020-2024	124,503	2,039	1.7%	3.2%

**Note:** Annual data is from December of each year, unadjusted.  
**Source:** NC Department of Commerce, Division of Employment Security

Employment within Union County is dominated by the Service-Providing sector, which comprises approximately 35% of all employed persons. Goods-Producing accounts for approximately 16%, with Trade, Transportation, and Utilities at approximately 10% and Education and Health Services at approximately 9%, as shown below:

## Employment by Industry, Proportionate Share Union County



According to the NC Department of Commerce, Labor & Economic Analysis, the 10 largest employers in Union County are as follows, listed by number employed:

## Union County Largest Employers

<u>Company</u>	<u>Industry</u>	<u># Employed</u>
Union Co Schools	Education	1,000+
Union County	Public Administration	1,000+
ATI Specialty Materials	Manufacturing	1,000+
Tyson Farms	Manufacturing	1,000+
Harris Teeter	Retail	1,000+
Utility Lines Construction	Construction	1,000+
Wal-Mart	Retail	500-999
City of Monroe	Public Administration	500-999
Charlotte-Mecklenburg Hospital Authority	Healthcare	500-999
Pilgrims Pride	Manufacturing	500-999

**Source:** NC Dept of Commerce, Q2 2024

## CONCLUSION

Union County and the surrounding Charlotte metropolitan area have increasingly diversified economies. Both population and labor force are trending upward. With a commitment to infrastructure expansion, including the Monroe Bypass and the continuing outward growth from inner Charlotte, Union County is poised for growth.



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## NEIGHBORHOOD ANALYSIS

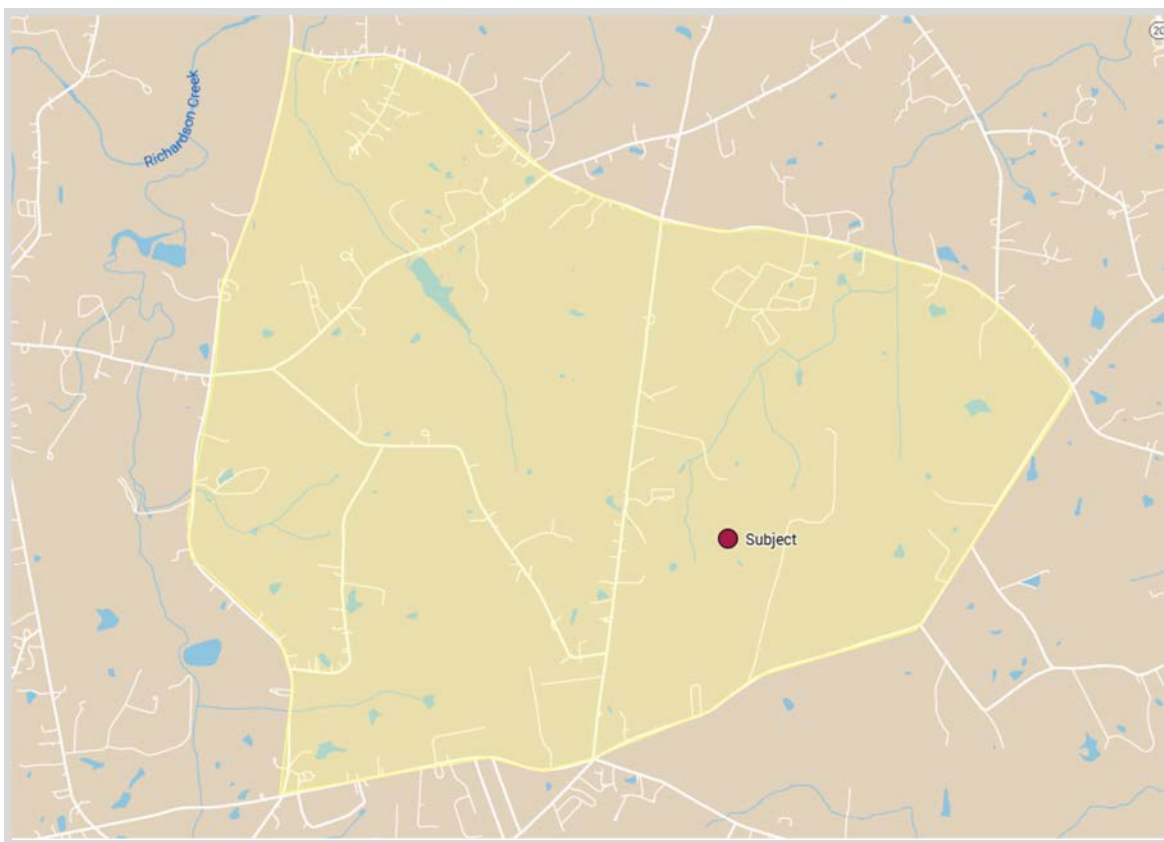
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*The Dictionary of Real Estate Appraisal*, 7<sup>th</sup> Edition, 2022, page 130, defines a neighborhood as "a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises."

### LOCATION/BOUNDARIES

The subject is located approximately 7 miles northeast of Monroe in the unincorporated portion of Union County. The neighborhood is a rural area that is comprised primarily of residential and agricultural users. There is vacant land available for new development. The following map shows the neighborhood boundaries and location of the subject within the neighborhood:

### NEIGHBORHOOD MAP



### ACCESSIBILITY

Primary access to the neighborhood is provided by the US-74 Bypass, which is located immediately south of the neighborhood. Secondary access is provided by Monroe-Ansonville/Ansonville Road, Mills Harris Road, McIntyre Road, Olive Branch Road and East Lawyers Road. Access to the neighborhood is good.

## UTILITIES

The majority of the subject neighborhood has private wells and septic system with access to electricity, natural gas, and telecommunications services provided by private companies.

## LAND USE PATTERN/DEVELOPMENT ACTIVITY

The neighborhood is a rural area that is comprised primarily of residential and agricultural users. There is vacant land available for new development. There are no known zoning changes or applications for change that would have a negative impact in the neighborhood. The zoning districts and land use pattern are compatible.

### NEIGHBORHOOD LAND USE



## BUILT-UP/LIFE CYCLE

The surrounding neighborhood is approximately 20% built up with vacant land available for new development. The majority of vacant land in the neighborhood is used for agricultural purposes. Considering the life cycles that neighborhoods have, growth, stability, decline and revitalization--the subject neighborhood is in a stable/slight decline stage.

## ENVIRONMENTAL CHARACTERISTICS

The primary environmental characteristics to be considered are any nuisances or hazards as a result of land uses within the subject neighborhood. The appraisers are unqualified to determine the existence of hazardous materials; however, based on an inspection of the area, this report assumes there are no adverse nuisances or hazards that would impact property values in a negative way.

## DEMOGRAPHICS

The accompanying table summarizes past, current and projected demographics for the neighborhood. Town of Wingate, City of Monroe, Union County, and MSA data is shown for comparison. The demographic profile for the neighborhood indicates incomes that are similar to the City of Monroe and below Union County and the MSA. Owner-occupied housing values are below the Town of Wingate and Union County but above the City of Monroe and MSA. The neighborhood has historically remained a slow growth/stable area with a slight amount of decline, primarily due to the rural nature of the area. Population growth is forecasted to decline slightly through 2029.

### Demographic Summary

	Neighborhood	Town of Wingate	City of Monroe	Union County	Charlotte MSA
<b><u>Population</u></b>					
2029 Projection	509	4,018	40,150	275,741	3,026,237
2024 Estimate	510	4,034	37,350	257,691	2,851,936
2020 Census	540	4,116	34,563	238,267	2,660,329
2010 Census	531	3,547	32,881	201,295	2,243,837
Annual % Change 2010-2024	-0.3%	0.9%	0.9%	1.8%	1.7%
Projected Annual % Change 2020-2029	-0.7%	-0.3%	1.7%	1.6%	1.4%
<b><u>Households</u></b>					
2029 Projection	183	930	14,240	93,502	1,198,368
2024 Estimate	182	931	13,224	56,998	1,116,721
2020 Census	180	939	12,162	80,167	1,034,018
2010 Census	166	961	11,153	67,866	858,450
Annual % Change 2010-2024	0.7%	-0.2%	1.2%	-1.2%	1.9%
Projected Annual % Change 2020-2029	0.2%	-0.1%	1.8%	1.7%	1.7%
2024 Average Household Size	2.8	4.3	2.8	4.5	2.6
<b><u>Median Household Income</u></b>					
2029 Projection	\$84,344	\$73,157	\$82,585	\$114,902	\$96,271
2024 Estimate	\$70,822	\$59,649	\$70,224	\$100,630	\$81,494
Projected Annual % Change 2024-2029	3.6%	4.2%	3.3%	2.7%	3.4%
<b><u>Median Owner-Occupied Housing Values</u></b>					
2029 Projection	\$500,000	\$548,272	\$418,418	\$533,551	\$447,193
2024 Estimate	\$263,542	\$278,814	\$332,495	\$444,654	\$373,787
Projected Annual % Change 2024-2029	13.7%	14.5%	4.7%	3.7%	3.7%
<b><u>Housing Summary</u></b>					
2024 Owner-Occupied	64.7%	60.3%	59.2%	78.3%	61.2%
2024 Renter-Occupied	24.5%	30.2%	34.7%	17.2%	32.2%
% Vacant	10.8%	9.5%	6.1%	4.5%	6.6%
<b>Source:</b> US Census Bureau, Census 2010 and 2020. ESRI estimates and forecasts for 2024 and 2029.					

## CONCLUSION

The subject is located approximately 7 miles northeast of Monroe in the unincorporated portion of Union County. The neighborhood is a rural area that is comprised primarily of residential and agricultural users. There is vacant land available for new development. The neighborhood has historically remained a slow growth/stable area with a slight amount of decline, primarily due to the rural nature of the area. Population growth is forecasted to decline slightly through 2029. The subject neighborhood is in a stable/slight decline stage.



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## RESEARCH PUBLICATION SUMMARY

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In the past, as well as currently for this assignment, we have researched various articles, essays, and publications regarding transmission lines and substations, and their potential impact on real estate values on nearby properties.

Typical variables considered control variables such as structural i.e., housing size, age of home, occupancy, lot size, and construction materials. The other set of variables include things such as the economy, neighborhood characteristics, environmental conditions, accessibility, and position in a neighborhood.

Results for the impact on real estate values derived from the studies varied from positive to negative. Regarding the negative impact, especially for substations, it was less than 3%, and that depended on proximity to the substation and/or transmission line. This is believed to be minimal. Considering the subject's rural location and its proposed siting on the eastern portion of the property with heavy buffering, and the surveys' results, property values will not be impacted by the proposed substation.

Regarding health concerns, one article reported that after nearly 40 years of research, there is no clear indication that the magnetic fields, or some other factor to do with being near a power line has any effects on health. The level of EMF's should not be any more than what would be found in a home.

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## FINDINGS OF FACT

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There are five findings of fact and assumptions that are considered by the Union County Board of Adjustment. This report assumes UPC will meet all performance standards and that all zoning, and/or governmental regulations, will be met. For UPC to win approval, the following criteria will have to be met per the Zoning Ordinance.

*1. The proposed use and development comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use.*

This report assumes that the proposed use will meet all regulations and conditions set forth by the county, state, and federal government. The proposed use will be in harmony with the area.

*2. The proposed development will not materially endanger the public health or safety. Considerations:*

- a. Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, sight lines at street intersections and curb cuts;*
- b. Provision of services and utilities, including sewer, water, electrical, garbage collections and fire protection;*
- c. Soil erosion and sedimentation; and*
- d. Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater.*

It is assumed that Union Power Cooperative (UPC) will adhere to the American National Standard (ANSI) *National Electrical Safety Code, ANSI/IEEE* as well as the Occupational Safety and Health Administration regulations. UPC has had a long history of operation in this area and has complied with all local and state laws. It is assumed UPC will continue to operate in the same professional manner.

As the substation will be unmanned, no public utilities will be required to operate and maintain the facility. Water, sewer and garbage collection will not be required. The proposed substation will not create additional traffic and will have a minimal impact, if any on vehicular traffic. Regarding “Item B” above, the new substation will increase electrical capacity for the area to meet increasing demand.

Regarding soil erosion/sedimentation, the UPC will abide by the guidelines detailed in the North Carolina Sediment and Erosion Control to minimize site disturbance, control water runoff, and stabilize graded slopes. UPC will also implement an SPCC oil spill prevention plan.

A 30-foot stream buffer is located along both sides of Jack’s Branch, which is located through the eastern portion of the site. Additionally, wetlands are located on the site. Based on the proposed site plan, the substation will not impact the existing buffer or wetlands.

As the appraisers are not experts in the field of public health or safety, they are unable to provide a professional opinion regarding this criterion. However, based on the above, it is assumed the proposed use will adhere to all regulations. It is assumed that Electromagnetic field (EMF) and noise levels will not exceed ambient levels found outside the property.

Lastly, UPC will install a farm gate to prevent local traffic from entering the property. Per Standard Operating Standards, security fencing, with barbed wire will be placed around the substation infrastructure. Gates to the property and the substation itself will be locked all the time.

3. *The proposed development will not substantially injure the value of abutting property, or is a public necessity. welfare.*  
The proposed substation will be set back approximately 2,950 feet from Ansonville Road, which is the closest public roadway, and will have a large, wooded buffer. The substation will be in keeping with the rural nature of the neighborhood. An existing 68-foot-wide Duke Energy right-of-way and transmission line extend from the site’s southeastern boundary to the site’s northwestern boundary. The proposed substation will be located immediately north of the existing transmission line on the eastern portion of the site.

As previously discussed in the Neighborhood section of the report, ESRI projects home values to increase at a healthy average of 13.7% per year, which is slightly below that of the Town of Wingate, which is projected to grow at an average of 14.5% per year. The 2024 estimated median owner-occupied housing value in the neighborhood is \$263,542, which is projected to increase to \$500,000 in 2029. As shown in the following tables, within a 3-mile radius of the proposed Wingate substation, median sale prices of single-family homes have generally increased over the past 5 years. Sale prices of acreage/farmland fluctuates annually; primarily due to the low number of sales for this property type.

**5-Year Historical Home Sales & Median Sale Prices  
Proposed Wingate Substation (3 Mile Radius)**

<u>Year</u>	<u>Number of Sales</u>	<u>Median Closed Price</u>
2020	63	\$249,500
2021	71	\$295,360
2022	61	\$310,000
2023	39	\$330,000
2024	32	\$357,500
Average 2020-2024	53	\$308,472

Source: CMIS

**5-Year Historical Acreage/Farmland Sales & Median Sale Prices  
Proposed Wingate Substation (3 Mile Radius)**

<u>Year</u>	<u>Number of Sales</u>	<u>Median Closed Price</u>
2020	5	\$116,000
2021	11	\$198,358
2022	6	\$260,000
2023	2	\$120,000
2024	2	\$677,500
Average 2020-2024	5	\$274,372

Source: CMLS

Realtors from National Land, Haymond Properties, the Moser Group and Dean Harrell who are active in land sale and development in Union County were contacted to discuss the potential impact of building a substation. After explaining the location and plans for the subject, especially buffering, most believed it would not have a negative impact on nearby property values. One felt a substation could have an undesirable impact. This broker specified that visibility to adjoining properties was an important factor. He stated that “if you can see it, it’s a problem.” He also cited the public’s perception of potential health problems due to EMF’s. When the broker spoke of EMF’s, he mainly referred to large transmission wires and not substations.

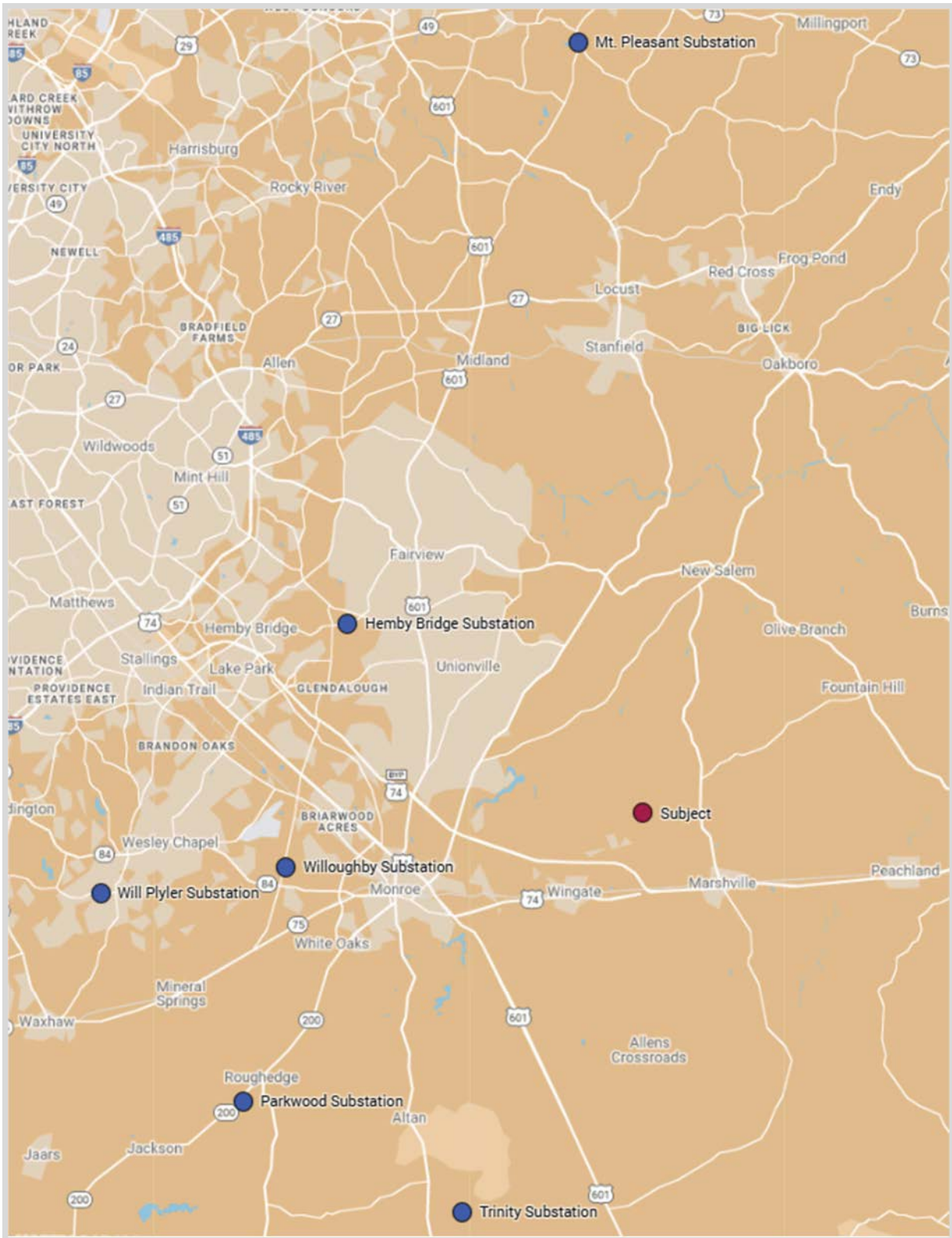
When asked if the brokers knew of a situation where development of a substation impacted property values, none did. All stated that there are a lot of variables that need to be considered, such as visibility, if transmission lines already exist, the way the substation is sited on the property, and if there is sufficient buffer. All felt buffering was critical. Also, most felt being in a largely residential/rural location was helpful.

### **COMPARABLE SUBSTATIONS**

A sample of substations similar as to what is proposed on the subject were researched to see if there were any indications that the substation impacted property values nearby, assuming all other factors remain equal. Following is a synopsis for each comparable.



## OVERALL LOCATION MAP OF COMPARABLE SUBSTATIONS



## PARKWOOD SUBSTATION



Union Power Cooperative’s Parkwood substation was constructed in 2023/2024 and replaced an older facility. The area surrounding the Parkwood substation is rural and agricultural, similar to the area surrounding the proposed Wingate substation. As shown in the following tables, within a 3-mile radius of the Parkwood substation, median sale prices of single-family homes have generally increased over the past 5 years. Sale prices of acreage/farmland fluctuates annually; primarily due to the low number of sales for this property type. The information shown in the tables below indicates that the market in this area remained generally healthy and it is not likely that the substation or other factors negatively impacted property values.

### 5-Year Historical Home Sales & Median Sale Prices Parkwood Substation (3 Mile Radius)

<u>Year</u>	<u>Number of Sales</u>	<u>Median Closed Price</u>
2020	54	\$288,975
2021	64	\$345,000
2022	71	\$430,000
2023	44	\$487,500
2024	50	\$471,500
Average 2020-2024	57	\$404,595

Source: CMLS

### 5-Year Historical Acreage/Farmland Sales & Median Sale Prices Parkwood Substation (3 Mile Radius)

<u>Year</u>	<u>Number of Sales</u>	<u>Median Closed Price</u>
2020	10	\$105,000
2021	13	\$132,500
2022	3	\$430,000
2023	2	\$289,950
2024	3	\$300,000
Average 2020-2024	6	\$251,490

Source: CMLS

## TRINITY SUBSTATION



Union Power Cooperative's Trinity substation is a new substation that replaced an older facility in 2019. The area surrounding the Trinity substation is rural and agricultural, similar to the area surrounding the proposed Wingate substation. As shown in the following tables, within a 3-mile radius of the Trinity substation, median sale prices of single-family homes have generally increased over the past 5 years. Sale prices of acreage/farmland fluctuates annually; primarily due to the low number of sales for this property type. The information shown in the tables below indicates that the market in this area remained generally healthy and it is not likely that the substation or other factors negatively impacted property values.

### 5-Year Historical Home Sales & Median Sale Prices Trinity Substation (3 Mile Radius)

<u>Year</u>	<u>Number of Sales</u>	<u>Median Closed Price</u>
2020	12	\$210,000
2021	21	\$260,000
2022	13	\$350,000
2023	19	\$389,500
2024	9	\$339,000
Average 2020-2024	15	\$309,700

Source: CMLS

### 5-Year Historical Acreage/Farmland Sales & Median Sale Prices Trinity Substation (3 Mile Radius)

<u>Year</u>	<u>Number of Sales</u>	<u>Median Closed Price</u>
2020	1	\$30,000
2021	2	\$451,788
2022	4	\$122,500
2023	2	\$728,300
2024	2	\$485,000
Average 2020-2024	2	\$363,518

Source: CMLS



## HEMBY BRIDGE SUBSTATION



The Hemby Bridge substation was built in 2008, and based on historical maps, there was no substation at or near this location prior to its development. The Hemby Bridge substation is located in a more populated/suburban area, similar to the Will Plyler and Willoughby substations, as compared to the proposed Wingate substation. The substation is heavily buffered and difficult to see from the road, with the exception of the entrance drive. As shown in the following tables, within a 3-mile radius of the Hemby Bridge substation, median sale prices of single-family homes have generally increased over the past 5 years. Sale prices of acreage/farmland fluctuates annually; primarily due to the low number of sales for this property type. The information shown in the tables below indicates that the market in this area remained generally healthy and it is not likely that the substation or other factors negatively impacted property values.

### 5-Year Historical Home Sales & Median Sale Prices Hemby Bridge Substation (3 Mile Radius)

<u>Year</u>	<u>Number of Sales</u>	<u>Median Closed Price</u>
2020	259	\$312,900
2021	275	\$361,612
2022	189	\$464,456
2023	183	\$478,250
2024	143	\$482,000
Average 2020-2024	210	\$419,844

Source: CMLS

### 5-Year Historical Acreage/Farmland Sales & Median Sale Prices Hemby Bridge Substation (3 Mile Radius)

<u>Year</u>	<u>Number of Sales</u>	<u>Median Closed Price</u>
2020	11	\$300,000
2021	18	\$201,750
2022	4	\$467,500
2023	7	\$183,904
2024	2	\$87,250
Average 2020-2024	8	\$248,081

Source: CMLS



## WILL PLYLER SUBSTATION



The Will Plyler substation was built around 2008, and is a more populated/suburban area, similar to the Hemby Bridge and Willoughby substations, and more populated than the proposed Wingate substation. The substation is heavily buffered and difficult to see from the road, with the exception of the entrance drive. As shown in the following tables, within a 3-mile radius of the Will Plyler substation, median sale prices of single-family homes have generally increased over the past 5 years. Sale prices of acreage/farmland fluctuates annually; primarily due to the low number of sales for this property type. The information shown in the tables below indicates that the market in this area remained generally healthy and it is not likely that the substation or other factors negatively impacted property values.

### 5-Year Historical Home Sales & Median Sale Prices Will Plyler Substation (3 Mile Radius)

<u>Year</u>	<u>Number of Sales</u>	<u>Median Closed Price</u>
2020	612	\$483,500
2021	554	\$599,945
2022	441	\$701,000
2023	325	\$739,000
2024	335	\$795,000
Average 2020-2024	453	\$663,689

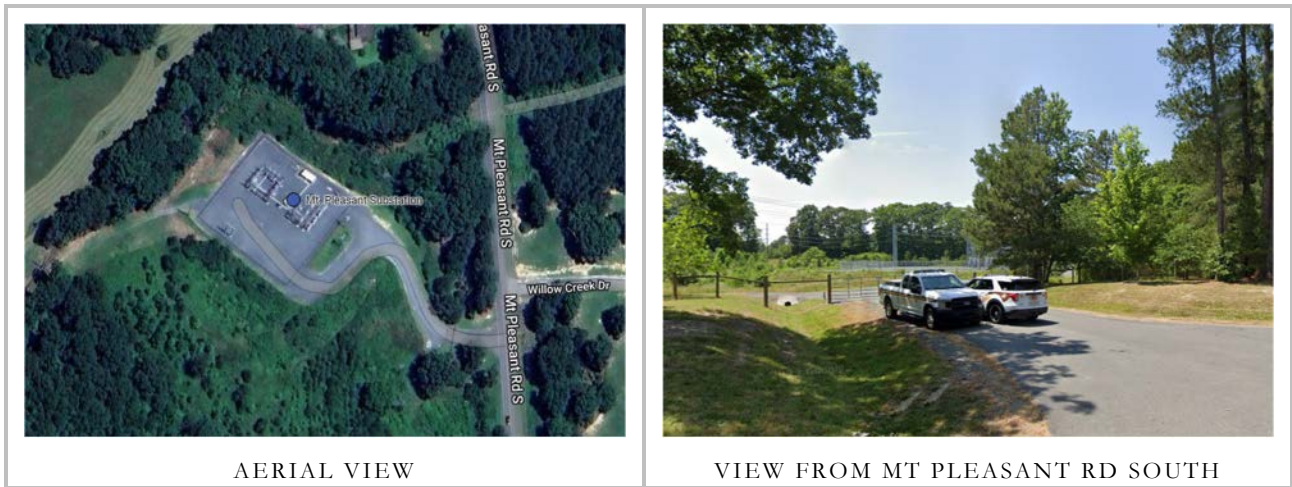
Source: CMLS

### 5-Year Historical Acreage/Farmland Sales & Median Sale Prices Will Plyler Substation (3 Mile Radius)

<u>Year</u>	<u>Number of Sales</u>	<u>Median Closed Price</u>
2020	7	\$250,000
2021	15	\$330,000
2022	9	\$400,000
2023	2	\$940,000
2024	4	\$345,000
Average 2020-2024	7	\$453,000

Source: CMLS

## MT. PLEASANT SUBSTATION



The Mt. Pleasant substation was built around 2015. As shown in the following tables, within a 3-mile radius of the Mt. Pleasant substation, median sale prices of single-family homes have generally increased over the past 5 years. Sale prices of acreage/farmland fluctuates annually; primarily due to the low number of sales for this property type. The information shown in the tables below indicates that the market in this area remained generally healthy and it is not likely that the substation or other factors negatively impacted property values.

### 5-Year Historical Home Sales & Median Sale Prices Mt Pleasant Substation (3 Mile Radius)

<u>Year</u>	<u>Number of Sales</u>	<u>Median Closed Price</u>
2020	78	\$275,000
2021	79	\$295,000
2022	54	\$312,250
2023	48	\$319,950
2024	41	\$409,000
Average 2020-2024	60	\$322,240

Source: CMLS

### 5-Year Historical Acreage/Farmland Sales & Median Sale Prices Mt Pleasant Substation (3 Mile Radius)

<u>Year</u>	<u>Number of Sales</u>	<u>Median Closed Price</u>
2020	3	\$65,000
2021	5	\$160,000
2022	7	\$225,000
2023	8	\$220,000
2024	3	\$72,000
Average 2020-2024	5	\$148,400

Source: CMLS

## WILLOUGHBY SUBSTATION



The Willoughby substation was built in 2022/2023, and is a more populated/suburban area, similar to the Hemby Bridge and Will Plyler substations, and more populated than the proposed Wingate substation. As shown in the following tables, within a 3-mile radius of the Willoughby substation, median sale prices of single-family homes have generally increased over the past 5 years. Sale prices of acreage/farmland fluctuates annually; primarily due to the low number of sales for this property type. The information shown in the tables below indicates that the market in this area remained generally healthy and it is not likely that the substation or other factors negatively impacted property values.

### 5-Year Historical Home Sales & Median Sale Prices Willoughby Substation (3 Mile Radius)

<u>Year</u>	<u>Number of Sales</u>	<u>Median Closed Price</u>
2020	353	\$243,000
2021	433	\$320,000
2022	424	\$381,750
2023	249	\$375,000
2024	377	\$402,684
Average 2020-2024	367	\$344,487

Source: CMLS

### 5-Year Historical Acreage/Farmland Sales & Median Sale Prices Willoughby Substation (3 Mile Radius)

<u>Year</u>	<u>Number of Sales</u>	<u>Median Closed Price</u>
2020	1	\$425,000
2021	1	\$1,250,000
2022	3	\$89,000
2023	5	\$285,000
2024	2	\$991,500
Average 2020-2024	2	\$608,100

Source: CMLS

4. *The proposed development will be in harmony with the area in which it is located.*

The property and a majority of the neighborhood are zoned RA-200, which is intended for low density residential, agricultural, and institutional users. Much of the neighborhood consists of agricultural land, with rural residential uses as well. The proposed substation is to be located in this area to avoid being close to higher densities, particularly single-family residential development.

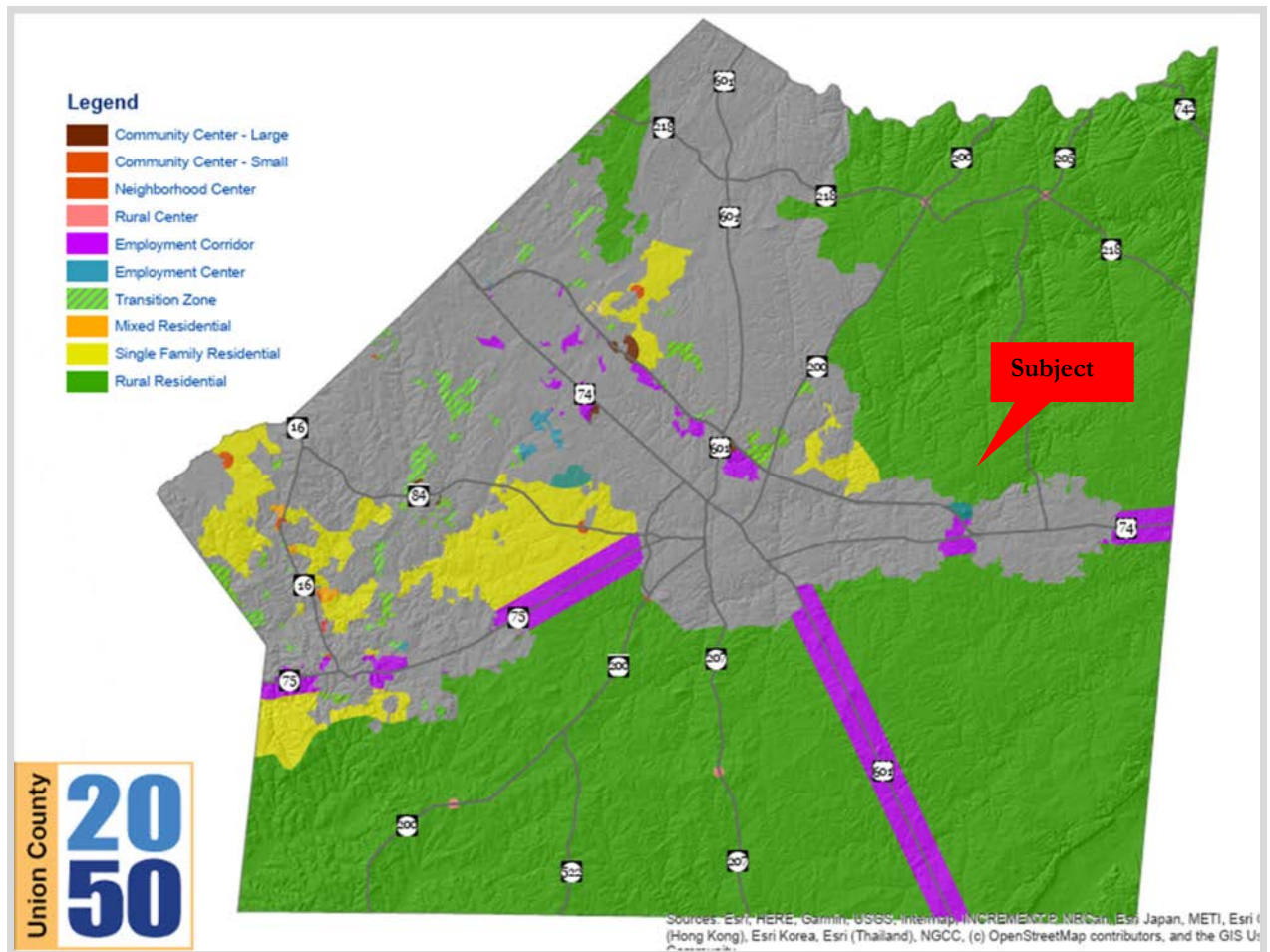
There are existing distribution and transmission lines on the site as well as transmission towers. As one of the brokers interviewed stated, the existence of large transmission lines should have little effect on buyers. One of the studies commented that large easements for power lines are often used for park, bike paths, or open space and some believe that is desirable. The existing lines will be connected to the proposed substation. This is more efficient and has no impact on other property owners or environmentally sensitive areas.

5. *The proposed development will be in general conformity with the comprehensive plan.*

The Adopted Union County 2050 Land Use Map is included on the following page. The County intends to have rural residential and agricultural uses in the subject's neighborhood. Under the RA-200 zoning, a substation is listed as a Special Use and a permit is required. The proposed substation will be located approximately 2,500 feet north of Ansonville Road and will maintain a large, wooded buffer along the perimeter, which will preserve the agricultural nature of the area. The majority of the surrounding land users are agricultural or homes on larger tracts of land.



## ADOPTED UNION COUNTY 2050 LAND USE MAP



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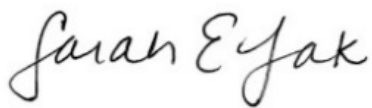
## CONCLUSION

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Based on our research, use of a portion of the site for development of a substation will maintain or enhance the value of contiguous property, and will not violate the neighborhood character or adversely affect surrounding land uses. Additionally, the proposed substation will comply with the general plan for the physical development of the County as embodied in the Union County Development Ordinance and/or in the Future Land Use Plan.

Thank you for the opportunity to be of service, and if any information or clarification is needed, please do not hesitate to contact us.

Sincerely,



**Sarah E Lak**

North Carolina State Registered Trainee Appraiser #T5345

704-375-1032 x 705

[sarah@fortenberrylambert.com](mailto:sarah@fortenberrylambert.com)



**Mark T Lambert, MAI, AI-GRS**

North Carolina State Certified General Appraiser #A3572

704-650-6271

[mark@fortenberrylambert.com](mailto:mark@fortenberrylambert.com)

## **ADDENDA**

## ASSUMPTIONS AND LIMITING CONDITIONS



This appraisal report has been made with the following general assumptions and limiting conditions:

#### **LIMIT OF LIABILITY**

The liability of **Fortenberry Lambert, Inc.** is limited only to the client. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. Further, client will forever indemnify and hold **Fortenberry Lambert, Inc.**, its officers, and employees harmless from any claims by third parties related in any way to the appraisal. Third parties shall include limited partners of client if client is a partnership and stockholders of client if client is a corporation, and all lenders, tenants, past owners, successors, assigns, transferees, and spouses of client. **Fortenberry Lambert, Inc.** will not be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property, physically, financially, and/or legally.

#### **COPIES, DISTRIBUTION, USE OF REPORT**

Possession of this report or any copy of this report does not carry with it the right of publication, nor may it be used for other than its intended use; the physical report remains the property of **Fortenberry Lambert, Inc.** for the use of the client, the fee being for the analytical services only.

The bylaws and regulations of the Appraisal Institute require each member and candidate to control the use and distribution of each report signed by such member or candidate; except, however, the client may distribute copies of this report in its entirety to such third parties as he may select; however, selected portions of this report shall not be given to third parties without the prior written consent of the signatories of this report. Neither all nor any part of this report shall be disseminated to the general public by the use of advertising media, public relations, news, sales or other media for public communication without the prior written consent of **Fortenberry Lambert, Inc.**

#### **CONFIDENTIALITY**

This report is to be used only in its entirety and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by **Fortenberry Lambert, Inc.** whose signatures appear on the report. No change of any item in the report shall be made by anyone other than **Fortenberry Lambert, Inc.** **Fortenberry Lambert, Inc.** shall have no responsibility if any such unauthorized change is made.

**Fortenberry Lambert, Inc.** may not divulge the material contents of the report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or his designee as specified in writing except as may be required by the Appraisal Institute as they may request in confidence for ethics enforcement, or by a court of law or body with the power of subpoena.

#### **TRADE SECRETS**

This report was obtained from **Fortenberry Lambert, Inc.** and consists of "trade secrets and commercial or financial information" which is privileged and confidential and exempted from disclosure under 5 USC. 552 (b) (4) of the Uniform Commercial Code **Fortenberry Lambert, Inc.** shall be notified of any request to reproduce this report in whole or in part.

#### **INFORMATION USED**

The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

#### **TESTIMONY, CONSULTATION, COMPLETION OF CONTRACT FOR REPORT SERVICES**

The contract for report, consultation, or analytical service is fulfilled and the total fee payable upon completion of the report, unless otherwise specified. **Fortenberry Lambert, Inc.** or those assisting in preparation of the report will not be asked or required to give testimony in court or hearing because

of having made the report, in full or in part, nor engage in post report consultation with client or third parties except under separate and special arrangement and at an additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges, regardless of issuing party.

#### **EXHIBITS**

The illustrations and maps in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Various photographs, if any, are included for the same purpose as of the date of the photographs. Site plans are not surveys unless so designated.

#### **LEGAL, ENGINEERING, FINANCIAL, STRUCTURAL OR MECHANICAL NATURE, HIDDEN COMPONENTS, SOIL**

No responsibility is assumed for matters legal in character or nature, nor matters of survey, or of any architectural, structural, mechanical, or engineering nature. No opinion is rendered as to the title, which is presumed to be good and marketable. The property is appraised as if free and clear, unless otherwise stated in particular parts of the report. The legal description is assumed to be correct as used in this report as furnished by the client, his designee or as derived by **Fortenberry Lambert, Inc.**

**Fortenberry Lambert, Inc.** has inspected as far as possible, by observation, the land and the improvements; however, it was not possible to personally observe conditions beneath the soil, or hidden structural, mechanical or other components, and **Fortenberry Lambert, Inc.** shall not be responsible for defects in the property which may be related.

The report is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil or structures or toxic materials which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and status standard for properties of the subject type. Conditions of heating, cooling, ventilation, electrical, and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise stated.

If **Fortenberry Lambert, Inc.** has not been supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representation or warranties are made concerning obtaining the above-mentioned items.

**Fortenberry Lambert, Inc.** assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for The Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.

#### **LEGALITY OF USE**

The report is based on the premise that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in the report; further, that all applicable zoning, building and use regulations, and restrictions of all types have been complied with unless otherwise stated in the report. Further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or may be obtained or renewed for any use considered in the value estimate.

#### **COMPONENT VALUES**

The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other report and are invalid if so used.

#### **AUXILIARY AND RELATED STUDIES**

No environmental or impact studies, special market study or analysis, highest and best use analysis, study or feasibility study has been required or made unless otherwise specified in an agreement for services or in the report.

#### **DOLLAR VALUES, PURCHASING POWER**

The market value estimated and the costs used are as of the date of the estimate of value, unless otherwise indicated. All dollar amounts are based on the purchasing power and price of the dollar as of the date of the value estimate.

#### **INCLUSIONS**

Furnishings and equipment or personal property or business operations, except as specifically indicated and typically considered as a part of real estate, have been disregarded with only the real estate being considered in the value estimate, unless otherwise stated. In some property types, business and real estate interests and values are combined.

#### **PROPOSED IMPROVEMENTS, CONDITIONAL VALUE**

Improvements proposed, if any, onsite or offsite, as well as any repairs required, are considered for purposes of this report to be completed in a timely, good and workmanlike manner, according to information submitted and/or considered by **Fortenberry Lambert, Inc.** In cases of proposed construction, the report is subject to change upon inspection of property after construction is completed.

#### **VALUE CHANGE, DYNAMIC MARKET, INFLUENCES, ALTERATION OF ESTIMATE**

The estimated value, which is defined in the report, is subject to change with market changes over time. Value is highly related to exposure, time, promotional effort, terms, motivation, and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property physically and economically in the marketplace.

In cases of reports involving the capitalization of income benefits, the estimate of market value or investment value or value in use is a reflection of such benefits and **Fortenberry Lambert, Inc.'s** interpretation of income and yields and other factors derived from general and specific client and market information. Such estimates are as of the date of the estimate of value; thus, they are subject to change as the market and value is naturally dynamic.

The "estimate of market value" in the report is not based in whole or in part upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

#### **REPORT AND VALUE ESTIMATE**

Report and value estimates are subject to change if physical or legal entity or financing differ from that envisioned in this report.

#### **MANAGEMENT OF THE PROPERTY**

It is assumed that the property that is the subject of this report will be under prudent and competent ownership and management.

#### **HAZARDOUS MATERIALS**

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation, asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did **Fortenberry Lambert, Inc.** become aware of such during their inspection. **Fortenberry Lambert, Inc.** had no knowledge of the existence of such materials on or in the property unless otherwise stated. **Fortenberry Lambert, Inc.**, however, is not qualified to test such substances

or conditions. If the presence of such substances such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimate is predicated on the assumption that there is no such condition on or in the property or in the proximity that it would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

#### **SOIL AND SUBSOIL CONDITIONS**

Unless otherwise stated in this report, **Fortenberry Lambert, Inc.** does not warrant the soil or subsoil conditions for toxic or hazardous waste materials. Where any suspected materials might be present, we have indicated in the report; however, **Fortenberry Lambert, Inc.** are not experts in this field and recommend appropriate engineering studies to monitor the presence or absence of these materials.

#### **AMERICANS WITH DISABILITIES ACT (ADA)**

**Fortenberry Lambert, Inc.** has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act ("ADA"), which became effective January 26, 1992. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since **Fortenberry Lambert, Inc.** has no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property."



**DEED/LEGAL DESCRIPTION**

5476  
0914

FILED  
UNION COUNTY, NC  
**CRYSTAL CRUMP**  
**REGISTER OF DEEDS**

FILED Jan 14, 2011  
AT 04:06 pm  
BOOK 05476  
START PAGE 0914  
END PAGE 0916  
INSTRUMENT # 01202  
EXCISE TAX \$2,322.00  
SB

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: **\$2,322.00**

Parcel Identifier No. **02-202-008** Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: **Hamilton Moon Stephens Steele & Martin, PLLC, 201 South College Street, Suite 2020, Charlotte, NC 28244**

This instrument was prepared by: **J. Bennett Glass, P.A., Attorney at Law**

Brief description for the Index: **161.03 acres on Mills Harris Road**

THIS DEED made this **30<sup>th</sup>** day of **December, 2010**, by and between

GRANTOR	GRANTEE
<b>H &amp; T, LLC, a North Carolina limited liability company</b>	<b>Union County, North Carolina 500 North Main Street Monroe, NC 28112</b>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Town of **N/A**, **Marshville Township**, **Union County**, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" FOR METES AND BOUNDS DESCRIPTION  
INCORPORATED HEREIN BY THIS REFERENCE.**

5476  
0915

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4856, page 48.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

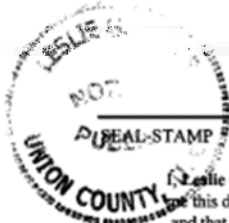
**Right of way of Mills Harris Road and any easements and rights of way for public utilities which cross the property.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

H & T, LLC, a North Carolina limited liability company

By: [Signature]  
Toan Vu, Member/Manager

By: [Signature]  
Hoan Van Nguyen, Member/Manager



SEAL-STAMP State of North Carolina - County of Union

I, Leslie G. Helms, a Notary Public of the County and State aforesaid, certify that Toan Vu personally came before me this day and acknowledged that he is Member/Manager of H & T, LLC, a North Carolina limited liability company, and that he as Member/Manager, being authorized to do so, executed the foregoing instrument on behalf of the company. Witness my hand and official stamp or seal, this 6th day of January, 2011.

My Commission Expires:  
May 8, 2011

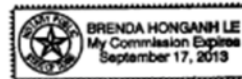
[Signature]  
Notary Public

SEAL-STAMP State of Texas - County of TRAVIS

I, Brenda Honganh Le, a Notary Public of the County and State aforesaid, certify that Hoan Van Nguyen personally came before me this day and acknowledged that he is Member/Manager of H & T, LLC, a North Carolina limited liability company, and that he as Member/Manager, being authorized to do so, executed the foregoing instrument on behalf of the corporation. Witness my hand and official stamp or seal, this 5th day of January, 2011.

My Commission Expires: September 17, 2013

[Signature]  
Notary Public



**EXHIBIT "A" TO NORTH CAROLINA GENERAL WARRANTY DEED  
FROM H & T, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY  
TO UNION COUNTY, NORTH CAROLINA  
DATED DECEMBER 30, 2010**

BEGINNING at a PK nail found in the center of the right of way of SR 1645 (known as Mills-Harris Road), said PK nail being located at the southwest corner of the property, now or formerly, of Tony Dale Medlin and Dotty Lynn Medlin, Trustees (Book 4650, Page 473, Union County Registry) and running with the Medlin property North 83 degrees 45 minutes 43 seconds East (crossing an iron found at 30.80 feet and an iron found at 1,165.41 feet) a total distance of 1,205.31 feet to a point in the center of the channel of Jacks Branch; thence with the center of the channel of Jacks Branch as follows: (1) North 22 degrees 08 minutes 04 seconds West 10.22 feet; (2) North 09 degrees 28 minutes 44 seconds East 27.97 feet; (3) North 40 degrees 29 minutes 51 seconds East 32.22 feet; (4) North 61 degrees 32 minutes 12 seconds East 50.49 feet; (5) North 86 degrees 00 minutes 16 seconds East 11.48 feet; (6) North 69 degrees 24 minutes 46 seconds East 18.81 feet; (7) North 04 degrees 18 minutes 00 seconds East 21.38 feet; (8) North 23 degrees 02 minutes 59 seconds East 17.03 feet; (9) North 70 degrees 54 minutes 58 seconds East 12.20 feet; (10) North 55 degrees 41 minutes 41 seconds East 38.27 feet; (11) North 81 degrees 20 minutes 57 seconds East 42.90 feet; (12) North 44 degrees 05 minutes 13 seconds East 28.74 feet; (13) North 51 degrees 15 minutes 16 seconds East 24.73 feet; (14) South 72 degrees 50 minutes 01 second East 9.89 feet; (15) North 71 degrees 32 minutes 52 seconds East 36.80 feet; (16) North 66 degrees 13 minutes 01 second East 55.87 feet; (17) North 67 degrees 14 minutes 51 seconds East 24.34 feet to an axle found in the center of Jacks Branch and in the western boundary line of the property, now or formerly, of Nora K. Davis (Book 1646, Page 444, Union County Registry); thence with the Davis property as follows: (1) South 06 degrees 38 minutes 24 seconds East 1,485.99 feet to a found axle; (2) North 87 degrees 09 minutes 17 seconds East 45.66 feet to a found axle at the northwest corner of the property, now or formerly, of Holly Farms Foods, Inc. (Book 1769, Page 526, Union County Registry); thence with the property of Holly Farms Foods, Inc. as follows: (1) South 02 degrees 19 minutes 30 seconds West 1,820.83 feet to a found iron pipe; (2) South 73 degrees 19 minutes 38 seconds West 657.82 feet to a found axle; (3) South 12 degrees 16 minutes 32 seconds East 562.73 feet to a found axle; (4) South 73 degrees 34 minutes 28 seconds West 1,648.91 feet to a found iron, a corner of the property, now or formerly, of Charles R. Glass and wife, Denise P. Glass (Book 5289, Page 418, Union County Registry); thence with the eastern boundary line of the Glass property North 01 degree 19 minutes 40 seconds West 284.07 feet to a found iron, a corner of the property, now or formerly, of Glass Farms, LLC (Book 5409, Page 742, Union County Registry); thence with the eastern boundary line of the property, now or formerly, of Glass Farms, LLC North 01 degree 19 minutes 40 seconds West 515.93 feet to a found iron, a corner of the property, now or formerly, of Sandra C. Plowman and Melody C. Trout (Book 4918, Page 907, Union County Registry); thence with the eastern boundary line of the Plowman and Trout property North 01 degree 19 minutes 40 seconds West 557.80 feet to a found iron, a corner of the property, now or formerly, of Patricia M. Haigler and husband, Wade F. Haigler (Book 1040, Page 217, Union County Registry); thence with the eastern boundary line of the Haigler property North 01 degree 19 minutes 40 seconds West 449.35 feet to a found iron, a corner of the property, now or formerly, of Tony Dale Medlin and Dotty Lynn Medlin, Trustees (Book 4650, Page 465, Union County Registry); thence with the eastern boundary line of the Medlin property North 01 degrees 19 minutes 40 seconds West 27.53 feet to a found iron, a corner of the property, now or formerly, of Tony Dale Medlin and Dotty Lynn Medlin, Trustees (Book 4650, Page 457, Union County Registry); thence with the Medlin property as follows: (1) South 89 degrees 28 minutes 02 seconds East 343.65 feet to a found iron; (2) North 13 degrees 33 minutes 35 seconds East 424.03 feet to a found iron; (3) South 88 degrees 47 minutes 05 seconds West 52.81 feet to a found iron, a corner of the property, now or formerly, of Eric Mark Rummage and Pamela High (Book 415, Page 563, Union County Registry); thence with the Rummage and High property as follows: (1) North 04 degrees 52 minutes 24 seconds East 733.08 feet to a found iron; (2) North 81 degrees 00 minutes 03 seconds West 489.69 feet to an angle iron found at the corner of the property, now or formerly, of Linda M. Grubb (Book 470, Page 867, Union County Registry); thence with the Grubb property North 45 degrees 59 minutes 12 seconds West 302.48 feet to a PK nail found in the center of the right of way of SR 1645; thence with the center of the right of way of SR 1645 as follows: (1) North 07 degrees 54 minutes 24 seconds East 65.68 feet; (2) North 07 degrees 58 minutes 50 seconds East 91.56 feet; (3) North 07 degrees 52 minutes 03 seconds East 95.93 feet; (4) North 07 degrees 46 minutes 21 seconds East 152.01 feet; (5) North 08 degrees 06 minutes 32 seconds East 152.79 feet; (6) North 07 degrees 52 minutes 31 seconds East 102.62 feet; (7) North 08 degrees 04 minutes 24 seconds East 100.11 feet; (8) North 07 degrees 58 minutes 11 seconds East 81.81 feet to the BEGINNING PK nail and containing 161.03 acres, more or less, as shown on copy of unrecorded map of survey prepared by F. Donald Lawrence, NCPLS, of Lawrence Associates dated December 13, 2010.



**TAX CARD**

**Parcel Number**

02202008B

**Owner**

MEDLIN  
TONY DALE TRUSTEE

MEDLIN DOTY LYNN  
TRUSTEE

**Mailing Address**

1320 MILLS HARRIS RD  
WINGATE  
NC, 28174

**Account Information**

Land Value	\$146,000.00	Description	MEDLIN OPCM515
Building Value	\$79,200.00	Situs Address	1516 MILLS HARRIS RD
Total Value	\$225,200.00	Property Class	FARM
Acreage	23.4200		

**Sales Information**

Sale Date	Sale Amount	Book & Page	Grantor
08/09/2007	\$0.00	4650 473	MEDLIN TONY DALE
11/19/2001	\$100,000.00	1691 607	MEDLIN JOHNSIE H

**Location Information**

Municipal Administration	Union County	12 Mile Service Area	No
County Zoning Code	RA-40	School	<a href="#">School Assignment Information</a>
Zoning Administration	Union County	Census Tract Number	208
ETJ		FEMA Panel	5476
Fire District	Wingate	FEMA Zone	,AE
Soils	CmB,GsC,BdB2		

**Building Information** [View Real Property Site](#)

Total Living Area	1730
Year Build	1900

**District Voting Assignments (Jurisdictions)**

Polling Place	CROSSROADS AME ZION CHURCH	School District	4	Congressional District	9
Precinct District	#36	State House	55	Senate District	29

## QUALIFICATIONS AND LICENSES

## QUALIFICATIONS

**Sarah E. Lak**

Fortenberry Lambert, Inc.

1213 West Morehead Street, 5<sup>th</sup> Floor, Charlotte, North Carolina 28208

Phone: (704)375-1032 [sarah@fortenberrylambert.com](mailto:sarah@fortenberrylambert.com)

### EDUCATIONAL BACKGROUND

**Grand Canyon University**

**Phoenix, Arizona**

Business Management – 2015 to Present

**North Carolina State University**

**Raleigh, North Carolina**

Animal Science – 1998 to 1999

**Creative Education, LLC**

**Gastonia, North Carolina**

#### **Courses Completed**

R-1 Basic Appraisal Principles

R-2 Basic Appraisal Procedures

R-3 Market Analysis/Highest & Best Use

R-4 USPAP National Course

### REAL ESTATE ANALYSIS EXPERIENCE

**Fortenberry Lambert, Inc.**

**Charlotte, North Carolina**

#### **Registered Trainee Appraiser**

Commercial real estate consulting and appraisal. Provide commercial appraisal services, financial analyses, and highest and best use studies to commercial real estate owners, developers, financial institutions, and public agencies.

**Bryant & Rutledge, LLC**

**Charlotte, North Carolina**

#### **Registered Trainee Appraiser**

Commercial real estate consulting and appraisal. Provide commercial appraisal services, financial analyses, and highest and best use studies to commercial real estate owners, developers, financial institutions, and public agencies.

### PROFESSIONAL AFFILIATIONS

North Carolina State Registered Trainee Real Estate Appraiser, License No. T5345

Notary Public, North Carolina





## QUALIFICATIONS

**Mark Thomas Lambert, MAI, AI-GRS**

Fortenberry Lambert, Inc.

1213 West Morehead Street, 5<sup>th</sup> Floor, Charlotte, North Carolina 28208

(704) 375-1032, Extension 706 Cell: (704) 650-6271 [mark@fortenberrylambert.com](mailto:mark@fortenberrylambert.com)

### **REAL ESTATE APPRAISAL AND ANALYSIS EXPERIENCE**

**Fortenberry Lambert, Inc.**

**Charlotte, North Carolina**

**Partner**

Commercial real estate consulting and appraisal. Opened firm in January 2001. Provide real estate services to developers, property owners, and financial clients. Services include valuation, market/feasibility analysis. Specialist in multi-tenant lease-by-lease, and discounted cash flow analysis using *Argus* software.

**Lambert Consulting**

**Charlotte, North Carolina**

**Owner**

Commercial real estate consulting and appraisal. Provided real estate services to developer, property owner, and financial clients. Opened firm in 1996.

**TB Harris, Jr., & Associates**

**Charlotte, North Carolina**

**Vice President**

Provided appraisal services.

**The Rouse Company**

**Columbia, Maryland**

**Research Analyst**

Worked as an in-house consultant for three divisions: Retail Development/Acquisitions, Office and Community Development, and Operating Properties. Responsibilities included locating and analyzing potential sites for retail and/or office developments and involvement in the management, operations, marketing and leasing for 15 regional malls and mixed-use developments within the Rouse portfolio.

**The Hahn Company**

**San Diego, California**

**Market Analyst Intern**

Market feasibility and site analysis for an 800,000-square-foot shopping center proposed to be developed at the University Place mixed-use complex in northeast Mecklenburg County, North Carolina.

**Charlotte-Mecklenburg Planning Commission**

**Charlotte, North Carolina**

**Intern**

Worked part-time while in graduate school researching demographic data and working on various district plans, small area plans, and special projects.

### **EDUCATION**

**Texas A&M University, College Station, Texas**

Bachelor of Science, Renewable Natural Resources 1985

**University of North Carolina at Charlotte, Charlotte, North Carolina**

Post-Graduate, Department of Geography & Earth Sciences

Location Analysis - Real Estate

**Mark Thomas Lambert, MAI, AI-GRS**

Fortenberry Lambert, Inc.

1213 West Morehead Street, 5<sup>th</sup> Floor, Charlotte, North Carolina 28208

(704) 375-1032, Extension 706 Cell: (704) 650-6271 [mark@fortenberrylambert.com](mailto:mark@fortenberrylambert.com)

**APPRAISAL EDUCATION**

**The Appraisal Institute  
Courses Completed**

1A-1 Real Estate Appraisal Principles

1A-2 Basic Valuation Procedures

1B-A Income Capitalization - Part A

1B-B Income Capitalization - Part B

550 Advanced Applications

II 540 Report Writing and Valuation Analysis

Standards of Professional Practice

Review Theory

Continuing Education Requirements - Current

**AFFILIATIONS AND ACTIVITIES**

The Appraisal Institute, MAI

The Appraisal Institute, AI-GRS

North Carolina State Certified General Real Estate Appraiser #A3572

South Carolina State Certified General Real Estate Appraiser #CG3415

Appraisal Institute Metrolina Chapter Advisory Board (Past)

Building Owners and Managers Association

Charlotte Region Realtor Association

ClareHaven Neighborhood – past President

Big Brothers Big Sisters of Greater Charlotte, past Big Brother

Dowd YMCA ABLE Reading Literacy Volunteer

Mecklenburg Aquatic Club (MAC) – past Board Member

Stingray Aquatics – past Board Member

USA Swimming/US Masters Swimming – Member

North Carolina Special Olympics - Certified Swim Coach

Cabarrus County Special Olympics –Swim Coach

Certified Red Cross Lifeguard



# **FORTENBERRY LAMBERT**

1213 WEST MOREHEAD STREET, 5<sup>TH</sup> FLOOR, CHARLOTTE, NORTH CAROLINA 28208 704- 375-1032

[sarah@fortenberrylambert.com](mailto:sarah@fortenberrylambert.com) [mark@fortenberrylambert.com](mailto:mark@fortenberrylambert.com)

**Planning Staff Report - Rezoning Case # CZ-2025-008**  
**Staff Contact: Bjorn Hansen, Senior Planner**

**Summary of Request**

This case is requesting to rezone one parcel totaling 161.1 acres appearing on the tax map as tax parcel 02-202-008 along Mills Harris Road from RA-200 CZ to RA-200 CZ with Amended Conditions. The rezoning will include the following conditions:

- 1) Limited to approved site plan
- 2) Uses limited to electrical substation
- 3) Five-year vesting of development rights
- 4) Development will meet all requirements of the Union County Unified Development Ordinance on the date of approval





### Owner/Applicant

**Owner:** Union County  
500 North Main Street, Suite 70  
Monroe, NC 28112

**Applicant:** Union Electric Membership Corporation (Union Power)  
1525 North Rocky River Road  
Monroe, NC 28110

### Property Information

**Location:** On the east side of Mills Harris Road north of Monroe Ansonville Road. Location more specifically described as tax parcel 02-202-008.



**Municipal Proximity:** The site is slightly more than one mile from the Town of Wingate.

**Existing Land Use and Development Status:** The parcel is currently zoned RA-200 with Conditions. The property is used by the Union County Sheriff's Department as a training facility. The site has not yet been fully developed based on the approved rezoning site plan.

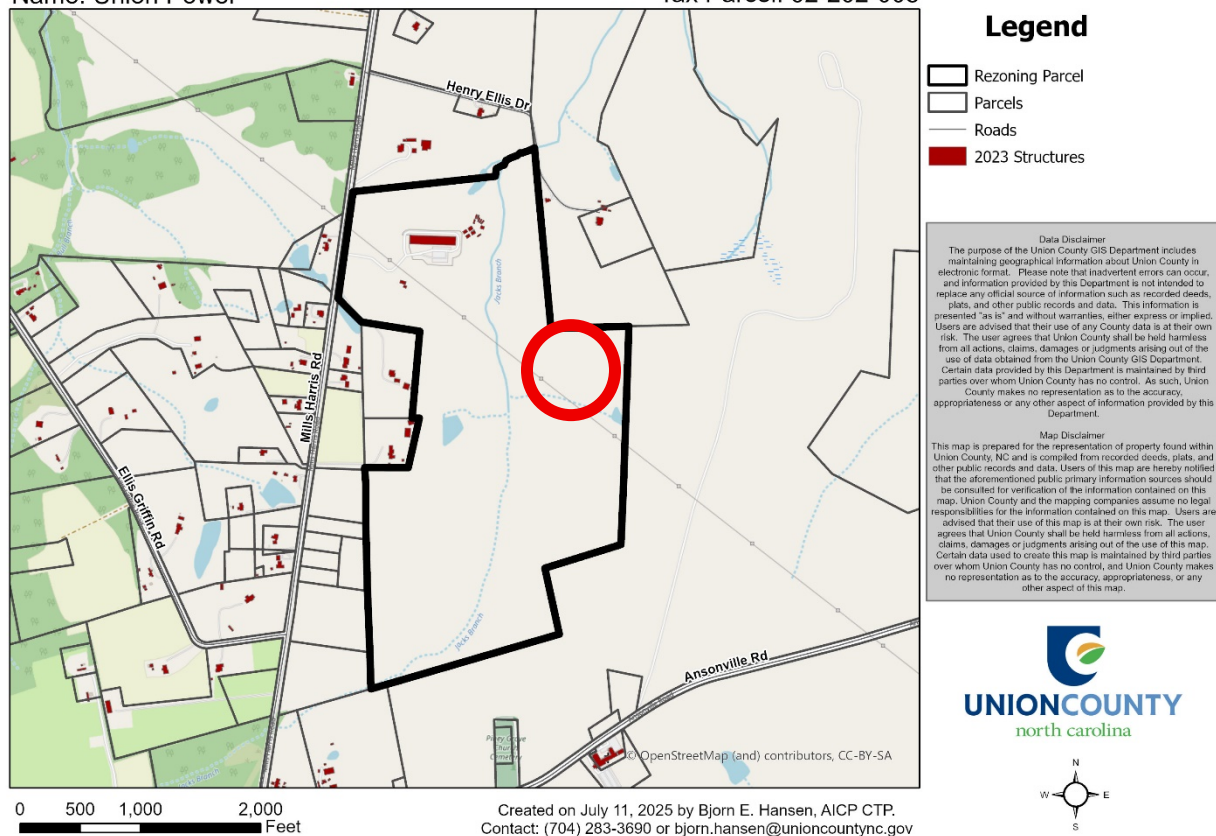
## Development Status

Petition: 2025-CZ-008

Name: Union Power

Size: 161.1 acres

Tax Parcel: 02-202-008



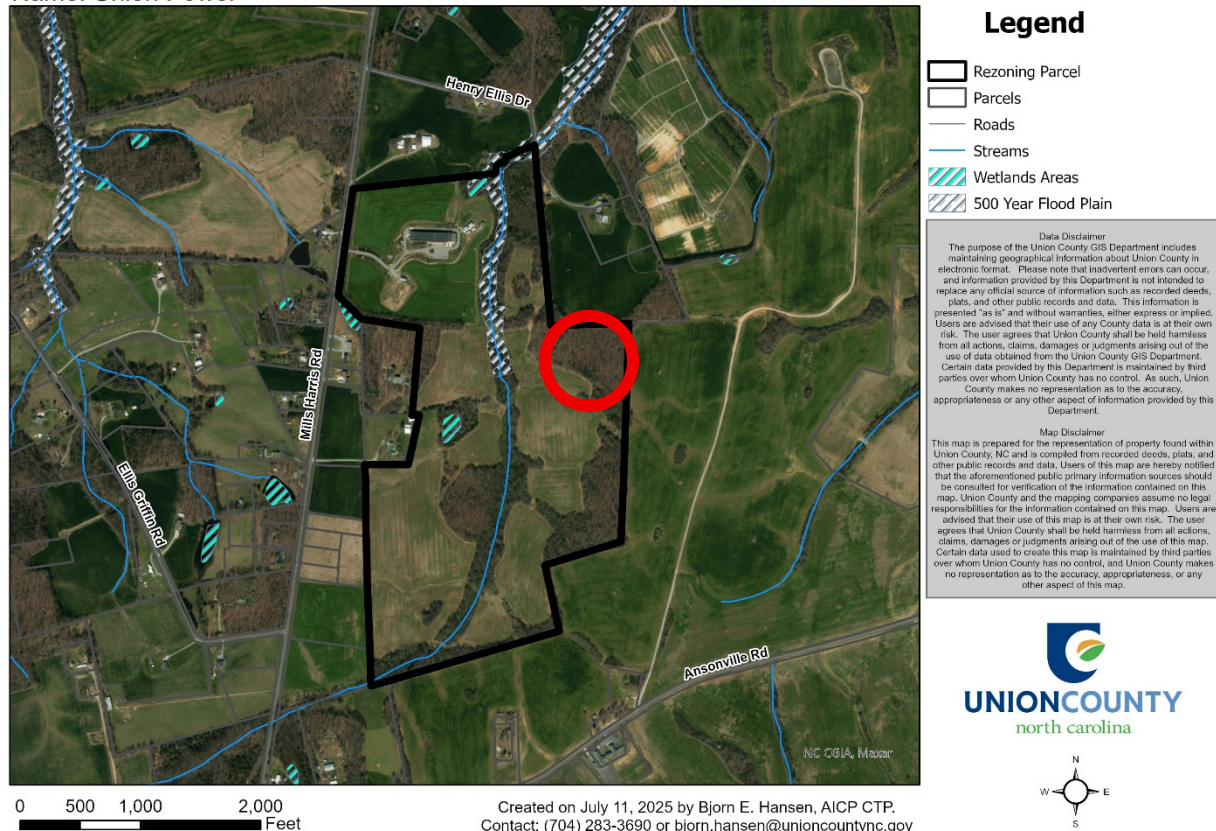
**Environmental Features:** There is a stream and floodplain in the central part of the overall parcel, but there is none specifically where the electrical facility will be located.



## Environmental Features

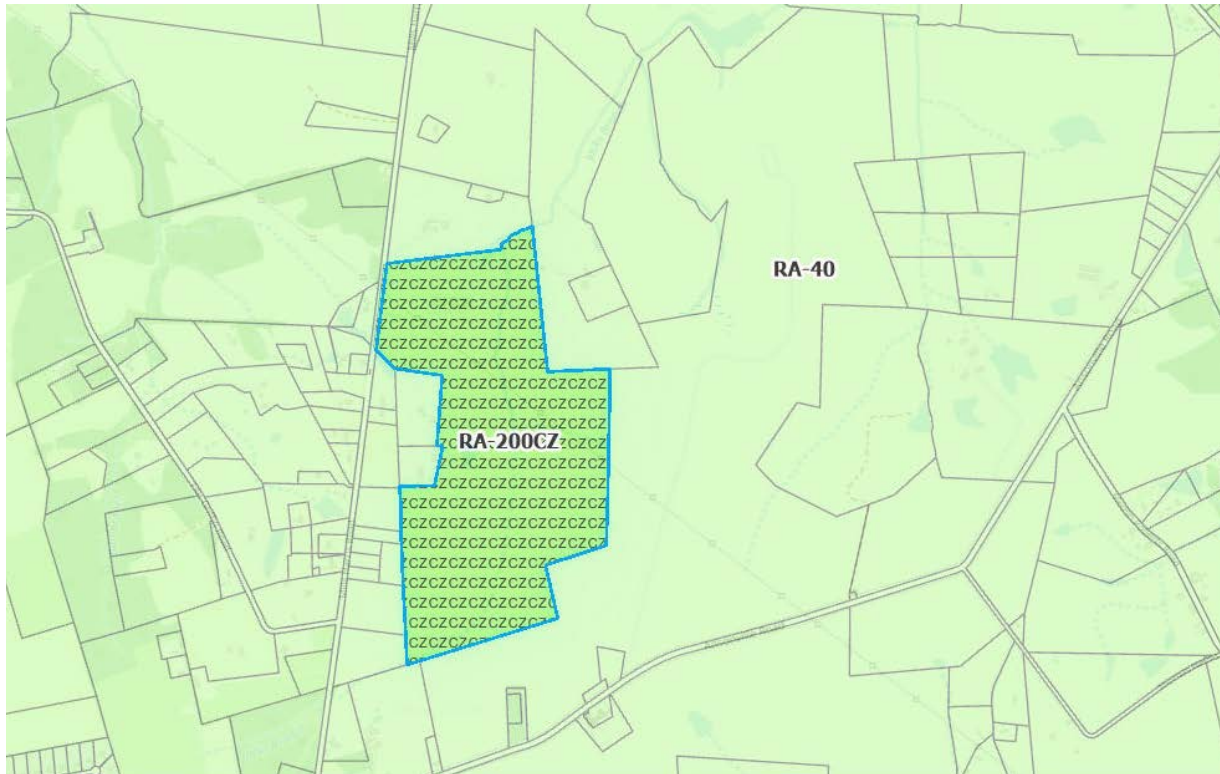
Petition: 2025-CZ-008  
Name: Union Power

Size: 161.1 acres  
Tax Parcel: 02-202-008



**Utilities:** Public water and sewer are not available to the site. The proposed use will not require utility service.

**Zoning and Land Use History:** The parcel site was rezoned to RA-200 with conditions in 2018 to develop the Sheriff's Department training facility. A special use permit on the same site was denied in 2006. There have been no other zoning actions in the immediate vicinity of the proposed rezoning.



**Schools:** Because this rezoning request is commercial in nature, UCPS was not consulted for comments.

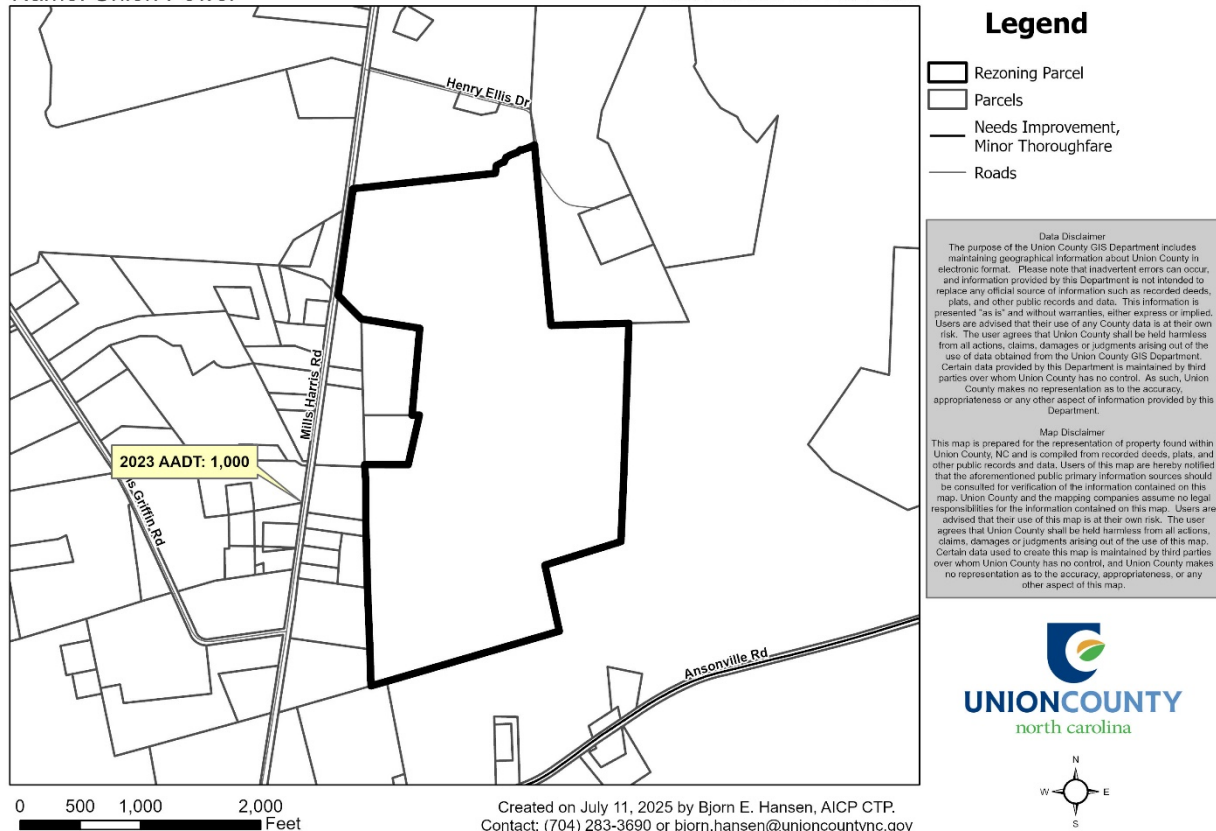
**Transportation:** This parcel is on Mills Harris Road, which is a NCDOT-maintained facility. The proposed use would not have access from Mills Harris Road, however. The use would have access from a private easement onto Ansonville Road, which carries approximately 1,500 vehicles per day. The proposed use would have a very low traffic impact, mainly to service the equipment on site as needed. There are no funded road improvement projects in the immediate vicinity of the rezoning. A traffic Impact Analysis was not required for this rezoning.



## Transportation

Petition: 2025-CZ-008  
Name: Union Power

Size: 161.1 acres  
Tax Parcel: 02-202-008



## Planning Documents

**Union County Comprehensive Plan:** The Union County 2050 comprehensive plan identifies this area as a Rural Residential area. The uses proposed under RA-200 zoning require a special use permit, which can be incorporated into the rezoning. The applicant has stated in their application, submitted documentation or staff have concluded through a site plan review that it meets the five findings of fact necessary for a special use permit:

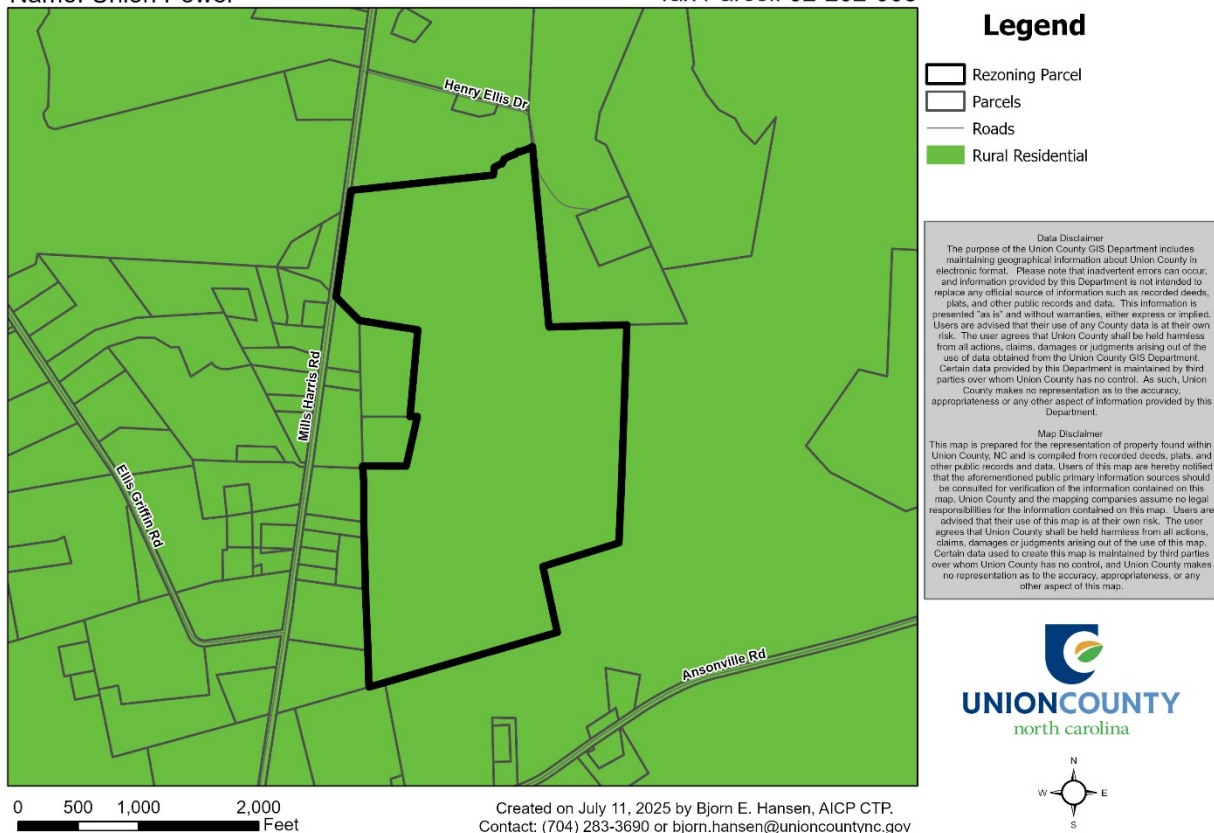
1. The proposed use and development comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use.
2. The proposed development will not materially endanger the public health or safety.
3. The proposed development will not substantially injure the value of abutting property, or is a public necessity.

4. The proposed development will be in harmony with the area in which it is located.
5. The proposed development will be in general conformity with the comprehensive plan.

## Land Use Map

Petition: 2025-CZ-008  
Name: Union Power

Size: 161.1 acres  
Tax Parcel: 02-202-008



### Public and Municipal Comments

**Public Comments:** A community meeting was held August 27, 2025. Four members of the public attended. They did not oppose the proposed use but had questions about gating the private drive to the facility and additional uses that could be placed on the property. No changes were made as a result of the meeting.

**Municipal Comments:** Wingate was not consulted for comments due to the distance to the town limits.

#### Land Use Board Recommendation

The Land Use Board is scheduled to review this proposed development at its September 16, 2025, meeting.

#### Staff Comments and Recommendation

This part of Union County is identified for rural residential and agricultural land uses. The land use map does not specifically identify where electrical substations should be located, which is the reason for the Special Use Permit process. The applicant has demonstrated that the proposal meets the required findings of fact for approval in the RA-200 zoning district. **Because of these aspects of the development, staff recommend approval of this rezoning application.**

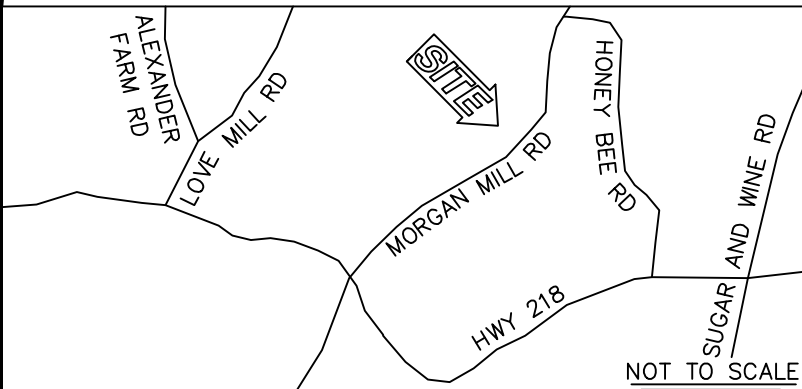
NOTES:

1. ALL PARCEL BOUNDARY LINES SHOWN ARE NOT SURVEYED AND WERE DERIVED FORM COUNTY GIS DATA



DocuSigned by:  
**Alexander S. Griffin**  
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6/13/2025 | 10:16:20 EDT

VICINITY MAP



REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		

N/F:  
JEFFREY N. HANEY  
&  
ANNE HANEY  
DB 8503 PG 370  
PIN: 08006013

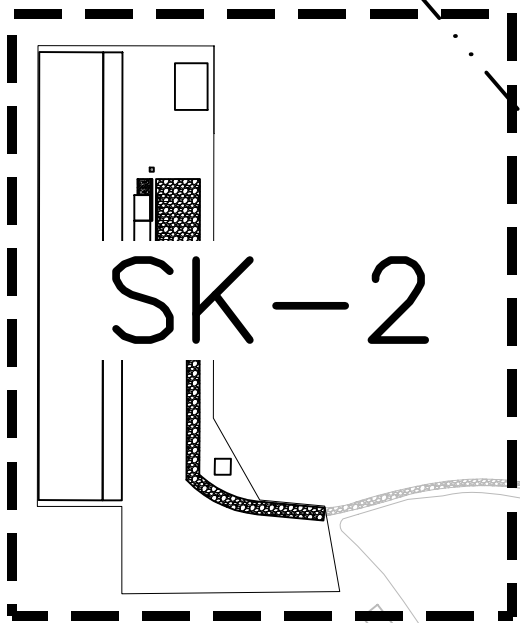
N/F:  
PEGGY A. FURR  
&  
BOYCE J. FURR  
DB 1488 PG 559  
PIN: 08006013A

N/F:  
BSI INVESTMENTS LLC  
DB 8830 PG 830  
PIN: 1192008

ALLAN BAUCOM, TRUSTEE  
OF THE REVOCABLE TRUST  
OF ALLAN BAUCOM  
DB 9051 PG 112  
PIN: 01195022A

BOUNDARY LINES NOT SURVEYED  
DERIVED FROM COUNTY GIS DATA  
& SHOWN FOR REFERENCE ONLY

N/F:  
BRUCE MERLE SIMPSON  
DB 5905 PG 889  
PIN: 08009001



OWNER(S)  
BRICE BAUCOM FARMS INC  
DB 281 PG 391  
264.62 ACRES PER GIS  
PIN: 01222002

APPROXIMATE '500' BUFFER  
DERIVED FROM GIS DATA

N/F:  
BAUCOM  
INVESTMENTS LLC  
DB 5903 PG 606  
PIN: 01195020

N/F:  
BAUCOM INVESTMENTS LLC  
DB 6213 PG 566  
PIN: 01195023A

N/F:  
BRIAN C. NANCE  
&  
GAIL D. NANCE  
DB 6331 PG 644  
PIN: 01222007

N/F:  
ALLAN BAUCOM  
DB 6561 PG 13  
PC "E" PG 923  
PIN: 01195002

BOUNDARY LINES NOT SURVEYED  
DERIVED FROM COUNTY GIS DATA  
& SHOWN FOR REFERENCE ONLY

MORGAN MILL RD  
60' PUBLIC RIGHT-OF-WAY  
(DERIVED FROM GIS)



SCALE: 1" = 300'

LINETYPE LEGEND

- NON SURVEYED BOUNDARY LINE
- - - NON SURVEYED LINES PLATTED FROM GIS DATA
- RW — NON SURVEYED RIGHT-OF-WAY LINE
- . . - NON SURVEYED 500' BUFFER

SK-1



**GRIFFIN SURVEYING SERVICES, PA**

FIRM #: C-1671  
1310 Brief Road East Monroe, NC 28110  
QUALITY IS OUR PRIORITY

(704) 753-5008 agriffin@griffinsurveying.us

SITE PLAN OF:  
CHARLOTTE AERO MODELERS CLUB  
LEASE SITE

UNION COUNTY ~ NORTH CAROLINA

PREPARED FOR

DAVE DAVIES  
MONROE, NC

DRAWING NAME.:

AERO MODELERS

SCALE: 1" = 300'

TAX ID #: 01222002

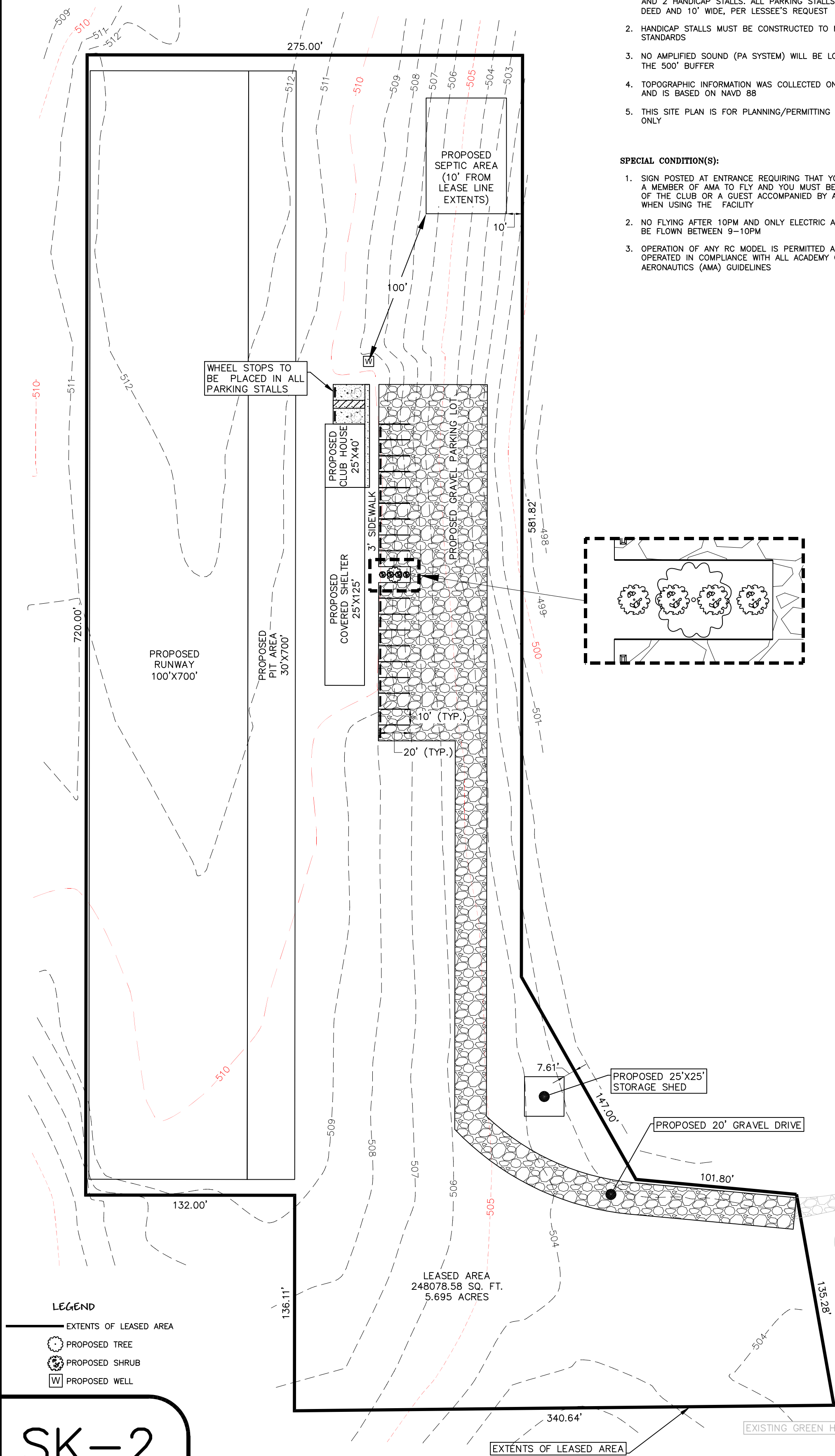
SURVEYED BY: BP

DRAWN BY: BP

CHECKED BY: AG

DATE: 06/13/25





SK-2

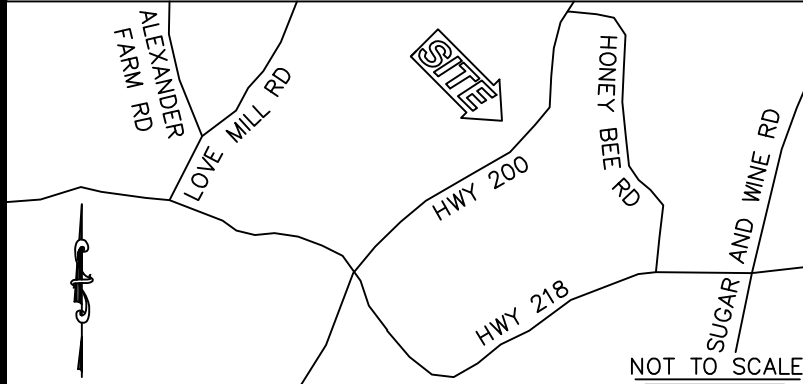
GENERAL NOTES:

1. PARKING SPACES PROVIDED INCLUDE 19 STANDARD STALLS AND 2 HANDICAP STALLS. ALL PARKING STALLS ARE 20' DEED AND 10' WIDE, PER LESSEE'S REQUEST
2. HANDICAP STALLS MUST BE CONSTRUCTED TO MEET ADA STANDARDS
3. NO AMPLIFIED SOUND (PA SYSTEM) WILL BE LOCATED WITHIN THE 500' BUFFER
4. TOPOGRAPHIC INFORMATION WAS COLLECTED ON 06/12/25 AND IS BASED ON NAVD 88
5. THIS SITE PLAN IS FOR PLANNING/PERMITTING PURPOSES ONLY

SPECIAL CONDITION(S):

1. SIGN POSTED AT ENTRANCE REQUIRING THAT YOU MUST BE A MEMBER OF AMA TO FLY AND YOU MUST BE A MEMBER OF THE CLUB OR A GUEST ACCOMPANIED BY A MEMBER WHEN USING THE FACILITY
2. NO FLYING AFTER 10PM AND ONLY ELECTRIC AIRCRAFT CAN BE FLOWN BETWEEN 9-10PM
3. OPERATION OF ANY RC MODEL IS PERMITTED AND MUST BE OPERATED IN COMPLIANCE WITH ALL ACADEMY OF MODEL AERONAUTICS (AMA) GUIDELINES

VICINITY MAP



REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		

NAME OF DEVELOPMENT  
CHARLOTTE AREOMODELERS FIELD

PHYSICAL STREET ADDRESS  
9509 MORGAN MILL RD, MONROE, NC 28110

PARCEL NUMBER  
01222002

ZONING  
RA-40

SETBACKS & BUFFER  
BUFFER  
- 500'

SETBACKS (RA-40)  
- 40' FRONT SETBACK  
- 15' SIDE YARD  
- 40' REAR YARD

MAX BUILDING HEIGHT  
35'

TOTAL ACREAGE  
LEASING 5.695 ACRES FROM PIN:01222002 (APPROX. 264.6 ACRES)

TOTAL DISTURBED AREA  
APPROX. 3 ACRES

WATER SOURCE  
PRIVATE WELL

WASTEWATER SOURCE  
PRIVATE SEPTIC

PARKING CALCULATIONS  
19 STANDARD  
2 HANDICAPPED  
21 TOTAL PARKING STALLS  
(20'x10')

EXTERIOR LIGHTING  
NO EXTERIOR LIGHTING

OWNER/CONTACT INFO  
ALLAN BAUCOM  
- 9611 MORGAN MILL RD, MONROE, NC 28110  
- (704)221-7190

APPLICANT/CONTACT INFO  
SCOTT GANIT  
- 7105 FAIRWAY VISTA DR, CHARLOTTE, NC 28226  
- (704)564-0716



DocuSigned by:  
**Alexander S. Griffin**  
2E8DDAA9271F422  
6/13/2025 | 10:16:20 EDT



POND



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SITE PLAN OF:  
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UNION COUNTY ~ NORTH CAROLINA  
PREPARED FOR  
**DAVE DAVIES**  
MONROE, NC

DRAWING NAME.:  
AREO MODELERS  
SCALE: 1" = 50'  
TAX ID #:01222002  
SURVEYED BY: BP  
DRAWN BY: BP  
CHECKED BY: AG  
DATE: 06/13/25